



MILPITAS PLANNING COMMISSION STAFF REPORT

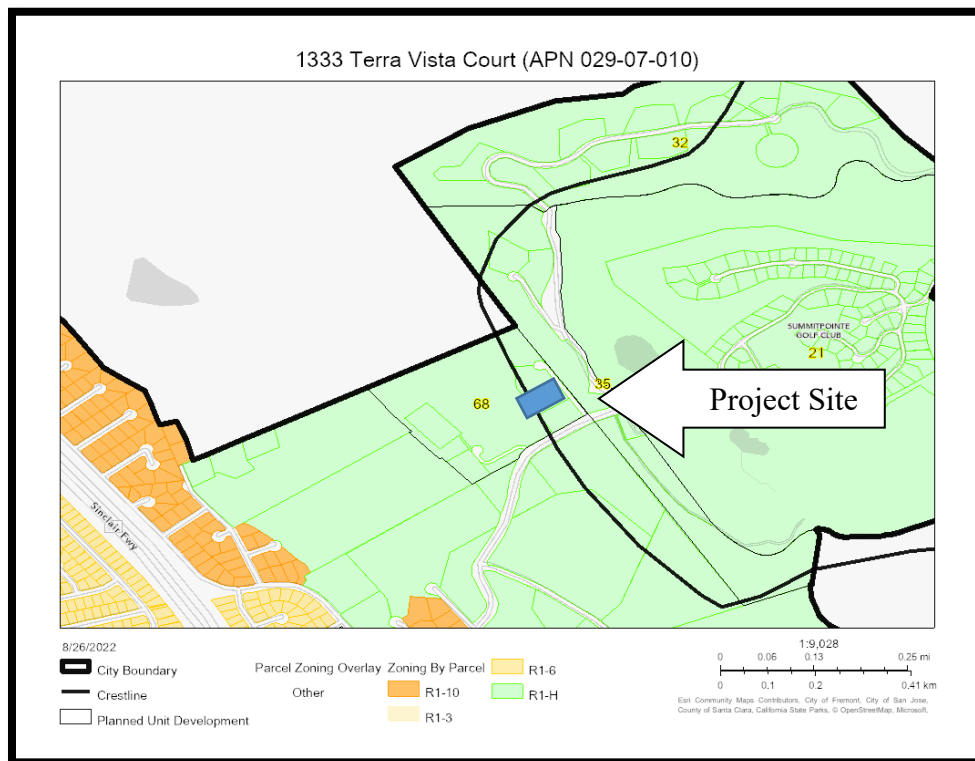
August 28, 2024

APPLICATION:	NEW HILLSIDE RESIDENCE - 1327 TERRA VISTA COURT (LOT 3) – P-SD23-0004 and P-PA24-0001: A request for an Amendment to the development standards for a single-family home within Planned Unit Development No. 68 (Countryside Estates) to deviate from the approved designs for that single-family home and a Site Development Permit to construct a 5,998 square-foot, one-and-a-half-story, single-family residence with an attached two-car garage on a 1-acre vacant site, located in the R1-H Single-Family Residential-Hillside Zoning District with a Site and Architectural (-S) Overlay at 1327 Terra Vista Ct. (Countryside Estates, Lot 3).
RECOMMENDATION:	Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 24-030, approving and recommending approval of Site Development Permit SD23-0004 and Planned Unit Development Amendment PA24-0001 to the City Council, subject to the attached Conditions of Approval.
LOCATION:	
Address/APN:	1327 Terra Vista Court (APN 029-07-011)
Area of City:	Northeastern portion of the City of Milpitas in the hillside area
PEOPLE:	
Project Applicant:	Kulwantbir Sandhu
Project Planner:	Randy Baez, Associate Planner
LAND USE:	
General Plan Designation:	Hillside Low-Density (HLD)
Zoning District:	Single Family Residential-Hillside (R1-H)
Planned Unit Development:	No. 68 (Countryside Estates)
Site Area:	1 acre
ENVIRONMENTAL:	Categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Map 1
3D Aerial Project Location



Map 2
Zoning Map



BACKGROUND

History

On November 17, 1992, the City Council approved Planned Unit Development (PUD) No. 68 (Countryside Estates) to allow the construction of six hillside residential home sites on a 24.5-acre parcel. Each home site would be reviewed separately under the provisions of an “S” Zone Application or Site Development Permit and subject to a precise building envelope established by the PUD. To date, lots 2, 3 and 6 have been approved for development.

The Application

The following is a summary of the applicant’s request:

- *Site Development Permit:* To allow the development of a 5,998 square-foot, one-and-a-half story single-family residence with an attached two-car garage on a 1-acre vacant lot within the hillside. The proposal also includes a detached 985 square-foot accessory structure (Accessory Dwelling Unit), landscaping, and associated site improvements.
- *Planned Unit Development Amendment:* To allow for changes to exterior finishes and design to allow for a contemporary design for this lot, which will include patterned limestone, white stucco, decorative balustrade features throughout, and metallic roof shingles. The amendment also includes a change from a three-car garage to a two-car garage and an increase from a 4,000-5,000 square-foot dwelling to a 6,000 square-foot dwelling.

Process

In addition to satisfying the substantive and procedural requirements typically applicable to a Site Development Permit and Planned Unit Development Amendment, because of the project’s location within the Hillside Combining District (“H”), the application must be considered by both the Planning Commission and the City Council (Milpitas Municipal Code [MMC] Section XI-10-45.09) for conformance with the Hillside Site and Architectural Guidelines.

PROJECT DESCRIPTION

Overview

The Project site is an undeveloped 1-acre parcel located near the intersection of Country Club Drive and Terra Vista Court and within Planned Unit Development No. 68: Countryside Estates. The property and neighboring properties are zoned Single Family Residential – Hillside. The Project site is located on the east side of the hillside crest line. A vicinity map of the subject site location is shown on Map 1.

The first half-floor, totaling approximately 1,280-square feet will include the oversized two-car garage, storage, and a mechanical room. The garage will be accessed from a new driveway which will offer two uncovered parking stalls. In total, four onsite parking stalls are proposed. The second floor will contain five bedrooms, five bathrooms, a laundry room, family room, living room, kitchen, and a covered patio.

Location and Context

The Project site is located in the northeastern portion of the City of Milpitas in the hillside area on an undeveloped 1-acre parcel along Terra Vista Court. The subject property and all neighboring

properties are zoned Single-Family Residential-Hillside as shown in Map 2. Table 1 provides a summary of the Zoning and Land Use surrounding the site.

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Use
Subject Site	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
North	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
South	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
East	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
West	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant

PROJECT ANALYSIS

General Plan and Zoning Conformance

Milpitas General Plan 2040

The General Plan designation for the Project site is Hillside Low Density (HLD). The General Plan details the goals, objectives, and policies for the City's Hillside Area. It is characterized by gentle to steep slopes, grassy terrain with some chaparral and trees, wildlife, geologically unstable areas, the Ed R. Levin County Regional Park, and a feeling of remoteness from the more urban portions of the city. The Hillside Low Density designation allows a maximum of one (1) housing unit per gross acre. The Project is in conformance with the policies and standards in the City's General Plan policies, as outlined in Table 2.

Table 2: General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints, as the Project site is located over 50 feet east of the crestline. Project Plan sheet A-4 illustrates how the proposed residence will not obstruct panoramic public views from and of the hillsides.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. The proposed Project will be situated at the flattest portion of the lot to limit disruption to the existing natural topography by limiting cut to 357 cubic yards and fill to 256 cubic yards for both construction phases. The

	total earthwork exported will be 101 cubic yards to accommodate the home's footprint and meet the grade requirements minimize visibility from the valley floor.
CD 7-3 <i>Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. Minimal contour grading will be required for the construction of the new residence due to its siting on the flattest areas of the lot. All new contours are designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set.
CD 7-4 <i>Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The building pad is proposed at the flattest portion of the lot and will only necessitate minimal grading to accommodate the residence. Grading has been minimized as much as feasibly possible in the Project, in that the site follows the site's natural contours in an effort to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation, as the subject site is to be used as a single-family residence.
CD 7-6 <i>Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.</i>	Consistent. The proposed Project's building design and earth tone materials and colors will blend into the rural environment and includes a roof design that follows the existing slope of the lot, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray board and batten siding, beige stone veneer, bronze fiberglass windows, and a gray composite asphalt shingle roof. As demonstrated by Materials Sheets A09 in Attachment B (Project Plans), the 3D renderings show the new residence with its proposed earth-toned colors and materials that bring together the natural hillside topography of the lot. Additionally, the proposed landscaping materials are consistent with the Hillside Landscaping Ordinance.

Development Standards

The site is located in the R1-H Single-Family Residential-Hillside Combining District. The "H" Zoning District promotes and encourages the orderly development of the hillside area of the City

by the application of regulations and requirements established to meet the particular constraints associated with the development of hillside areas, including, but not limited to, geologic problems, slope, safe access, and visibility.

Per MMC Section XI-10-45.17-3, the subject parcel is less than 3.0-acres, which allows for the smallest maximum size for the main residence and the least amount of impervious surface coverage compared to parcels over this acre threshold. The Project applicant chose to conform to development standards within its maximum limitations. Table 3 demonstrates the Project's consistency with the applicable development standards of the R1-H zone and PUD No. 68.

Table 3: Summary of Development Standards

Standards	Hillside & PUD 68 Requirements	Proposed	Complies
Front Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	41 ft. and 4 inches from the property line	Yes
Side Yard Setback	40 ft. minimum	40 ft. and 5 in. on south; 43 ft. and 9 in. on north.	Yes
Rear	40 ft. minimum	128 ft. and 9 inches	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	5,998 sq. ft.	Yes
Impervious Surfaces	8,000 sq. ft. maximum (lots < 3 acres)	7,579 sq. ft.	Yes
Building Height (Maximum)	17 ft. west of crestline; 27 ft. east of crestline / 1 ½ stories	1 ½ story or 27 feet	Yes
Parking	Four spaces required	Four spaces (two inside garage & two outside)	Yes
Fence Height and Materials	Height: 54 inches (4.5 ft.) Material: Wood (Exceptions allowed for metal fences)	Height: 3.5 ft. Material: Openwork wood (75% or more open)	Yes
Crestline Zone of Protection	Within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that no structure extends above the crestline site line	Within 300 ft east of the crestline, not visible from the three closest viewpoints nor does the height of the structure extend into the crestline site line	Yes

Due to the subject property's location, the Project is also required to comply with the development standards in the City's Hillside Combining District. Per MMC Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in its review. Staff has determined the Project to be consistent with the Hillside Architectural Guidelines as demonstrated in Table 4 below.

Table 4: Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home relative to the maximum allowable size outlined in Table 3, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 27-feet, and substantially set back from adjacent property lines to the north and south, which minimizes interference with views and privacy. Additionally, the lot to the west is dedicated as Common Area only and will not be developed with future residential uses.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is currently vacant and undeveloped and has no existing trees. As such, no trees will be removed. As proposed, the design of the house is carefully sited to be built on the flattest portions of the lot, following the natural landscape and existing contours of the site to limit cut to 357 cubic yards and fill to 256 cubic yards, with a net export of 101 cubic yards. Minimal landscaping is also proposed, including 17 mid-size trees and various flowering plants, ground cover, succulents and shrubs.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed design includes varying rooflines, a clear delineation of different colors and materials, and punctuation of certain front and side facing elevations to remove the perception of bulk within the one-and-a-half-story residence. The overall building footprint of the main residence on the 1-acre lot is consolidated into one area, and the remaining portions of the lot will remain undeveloped except for the proposed ADU. The exterior facade is composed of smooth-finished white stucco, natural white limestone,

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
	dark aluminum windows, and decorative balustrade on balconies and stairs. As demonstrated by 3D Renderings Sheet A-15 and Materials Sheet A-16 in Attachment B (Project Plans), the images show the new residence with its proposed earth-toned colors and materials that bring together the natural hillside topography of the lot.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed 27 feet in height as permitted for homes east of the crestline, and exceeds all minimum setbacks as required by the Hillside development standards. The proposed home also has minimally pitched roof systems that could be used to utilize future solar energy. With regards to adjacent properties, the lot to the west is reserved as Common Area and the residences to the east are located greater than 429 feet away. As such, the proposed main residence will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. The proposed location of the main dwelling is where the existing lot is most flat, and grading is limited to 357 cubic yards of necessary cut to accommodate the one-and-a-half-story dwelling and 256 cubic yards of the grading will be repurposed as fill. All cubic yards of cut will be repurposed, resulting in a net export of only 101 cubic yards. Furthermore, no grading is proposed in the crestline zone of protection, and grading is limited to the footprint of the home and rear patio area. The proposed landscape plan includes a variety of flowers, shrubs, succulents, and trees. As demonstrated in Attachment B (Project Plans), these plans are consistent with the grading/landscaping requirements within the Hillside Ordinance

Planned Unit Development Amendment

The Project is also located within PUD 68, which establishes total allowable square footage, total allowable grading, size of the garage, and exterior finish materials. Per PUD No. 68 (adopted November 1992), the lot shall have a 3-car garage, 4,000-5,000 square feet of total allowable square footage for the residential structure, and only permit certain types of exterior finishes.

Staff has determined through analysis and research that PUD No. 68, also known as Countryside Estates, which was established to regulate the construction of six custom homes, is no longer reflective of the current development patterns of the Bay Area.

Staff recommends amending the PUD for this lot to allow for an increase in residential square footage, a modification for a two-car garage instead of a three-car garage, and proposed changes in exterior finishes. In order to approve such changes, the Planning Commission must make the finding that these changes will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

Site & Architectural Design

The Project is designed in a modern Palazzo style, which adds to the architectural diversity of the neighborhood. The exterior materials are composed of smooth-finished white stucco, natural white limestone, dark aluminum windows, metal roof tiles, and decorative balustrade on balconies and stairs. The articulation of the architectural forms blending with a variety of finishes creates an attractive front elevation, along with an integrated driveway pattern using pervious pavers that enhances the house and the neighborhood. All exterior materials and finishes work together as a palette of earth tone colors creating harmony with the surroundings. The colors and materials are complementary to the neighboring residences and within an earth tone range.

Grading and Landscaping

Due to the sloped lot and vehicular access requirements, the applicant has requested that the site be graded in order to make the site feasible for residential development. In an effort to limit the amount of ground to be removed, the applicant has proposed a site plan which locates the proposed home on the flattest portion of the site. Given the steep slope of the lot, grading was required to accommodate a one-and-a-half-story home with rear yard access. Although the home is one-and-a-half stories, there are two floors. To minimize grading, the rear yard entry is located on the second floor, which requires considerably less grading than having the exit on the first floor. However, due to the property slope and proximity to the crestline, the Project will result in 357 cubic yards of cut and 256 cubic yards of fill for the construction of a new home and the required grade at the driveway for firetruck access. All cubic yards of cut will be repurposed, resulting in a net export of only 101 cubic yards. Furthermore, no grading is proposed in the crestline zone of protection, and grading is limited to the footprint of the home and rear patio area. The proposed landscape plan includes a variety of flowers, shrubs, succulents, and trees. As demonstrated in Attachment B (Project Plans), these plans are consistent with the grading/landscaping requirements within the Hillside Ordinance.

Crestline Zone of Protection

In an effort to protect the quality of views of the hills from the valley floor, development standards related to the crestline have been incorporated into the Zoning Code. Per MMC Section XI-10-45.06, the purpose of the crestline zone of protection is to preserve the natural quality of the crestline and the slopes immediately below, when viewed from the valley floor. In addition, Section 45.06-2 states that, in the area within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that no structure extends above the crestline site line. An exhibit was given to the applicant demonstrating the location of prominent crestlines identified by the City. Specifically, designated viewpoints VP2, VP4, and VP5 were included within this

analysis. As demonstrated in plan Sheets A-3 and A-4, the Project will not be visible from the valley floor, and therefore, is compliant with the Crestline Zone of Protection.

FINDINGS FOR APPROVAL (OR DENIAL)

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Based on substantial evidence in the public record, Staff has found that the proposed project is consistent with the General Plan, Zoning Ordinance, and all required Findings.

Site Development Permit Findings (Section XI-10-57-03-1(F))

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning are aesthetically compatible with the neighboring properties, and the on-site grading plan minimizes changes to the natural topography. The proposed single-family residence incorporates earth tone colors and materials that complement both the site and existing neighborhood. The new residence will be located on a rectangular, down sloping lot where the primary structure is situated on the flattest portion of the lot. The Project will have two floors and outdoor amenities including a lattice patio cover terraced down into the hillside towards the front portion of the lot. The layout of the residence, together with the natural sloped topography of the lot, maximizes privacy for the homeowners and minimizes views into adjacent properties. The home will also be built within its size limitations per the Hillside Zoning Ordinance.

- 2. The project is consistent with the Milpitas Zoning Ordinance in that:*

As described in Table 3 above, the proposed home meets the development standards in the Single-Family Hillside Zoning District and Countryside Estates PUD No. 68 for setbacks, height requirements, and landscaping and is requesting an amendment to PUD No. 68 for exterior finishes, building square footage, and size of the garage. As described within the staff report and demonstrated in Table 4 of the staff report, the proposed single-family residence is consistent with the development standards of the Milpitas Zoning Ordinance for the R1-H Single-Family Residential-Hillside Zoning District for setbacks, height requirements, and landscaping. The Project will be consistent with fencing and grading requirements with Planning Commission approval of the grading plan per MMC XI-10-45.18(b).

- 3. The project is consistent with the Milpitas General Plan in that:*

As demonstrated in Table 2 of the staff report, the Project is consistent with the existing Hillside General Plan policies of the City of Milpitas. The proposed residence is designed to fit in with the existing natural topographic features of the property with minimized grading and a terraced design. The proposed residence will have little to no visual impact as viewed from the valley floor as it will be shielded by an existing hill and is located on the northeastern edge of the City. The scale, mass, building form, and overall design of the new Hillside residence

will be similar to other single-family residences in the Hillside and will utilize earth toned colors and features. The Project is particularly consistent with Milpitas General Plan Policy CD 7- 5, which states to limit new development in the Hillside Area to only to Very Low Density Residential, open space and park uses. The Project meets this finding, as the site is a part of an approved Planned Unit Development, which subdivided lots planned for clustered housing.

Planned Unit Development (Section XI-10-54.07(B)(6)(a-d))

- 1. The proposed development will result in an intensity of land utilization no higher than and standards of open spaces at least as high as permitted or specified otherwise for such development in the General Plan, Zoning Ordinance and Subdivision ordinance.*

The permit amendment, along with the Project, will result in an intensity no higher than and standards of open space at least as high as permitted, in that the PUD requirements mirror the Hillside combining zoning requirements, in regards to land utilization, planting, irrigation, and open space. This standard has been met.

- 2. The development will not create traffic congestion pursuant to the California Environmental Quality Act (CEQA). However, if traffic congestion is created by the proposed development, the traffic impacts will be mitigated by traffic improvements proposed by the developer or by funding capital projects and by on-site provisions for traffic circulation and parking or, if it cannot be mitigated, the Planning Commission and City Council shall issue any necessary findings pursuant to CEQA.*

The Project associated with the PUD permit amendment, will not create traffic congestion that will significantly and negatively affect existing traffic operations. This standard has been met.

- 3. For residential development in the Valley Floor Planning Area, as defined in the Milpitas General Plan Land Use Element, the maximum dwelling unit density per gross acre shall be the upper limit of the corresponding General Plan density range within each zoning designation. In the case of the Valley Floor Planning Area residential developments proposed on land zoned "R3" (Multiple Family Residential) an overall density of up to forty (40) units per gross acre can be approved if the following criteria are found by the City Council to be met.*

The proposed PUD permit amendment shall not have any effect on residential development density. This standard has been met.

Furthermore, in order to grant a Planned Unit Development amendment, the following findings are hereby made pursuant to Milpitas Municipal Code Section XI-10-54.07(B)(6)(d):

- 1. Development of the site under the provisions of the Planned Unit Development will result in public benefit not otherwise attainable by application of the regulations of general zoning districts.*

The amendment, along with the Project, will result in a public benefit by modifying the PUD to conform with current development standards and allow flexibility for a smaller garage, more square footage for the residential structure, and changes to the exterior, without being detrimental to the light, air or privacy of any other structure or use currently existing or anticipated. Furthermore, the Planning Commission has already approved similar increases to the maximum allowed square footage within this PUD for Lot 2 and 4 entitlements.

2. *The proposed Planned Unit Development is consistent with the Milpitas General Plan.*

The amendment, along with the Project is consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2 above.

3. *The proposed development will be in harmony with the character of the surrounding neighborhood and will have no adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, or loss of privacy that are not mitigated to acceptable levels.*

The architectural design and site planning of the proposed home are aesthetically compatible with the neighboring homes, with an emphasis of minimizing changes to the natural topography. The proposed home incorporates earth tone colors and is tucked into the hillside as to not draw attention to it when viewing from the valley floor. All exterior materials and finishes work together as a palette of earth tone colors, creating harmony with the surroundings. The colors and materials of the proposed Palazzo design are complementary to the neighboring residences. Additionally, the proposed home is on a 1-acre parcel sitting at a minimum of 40 feet set back from all property lines, with a minimum of 80 feet between the closest neighboring home, and therefore will not interfere with privacy.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) as it involves the construction of a single-family residence that is consistent with the General Plan and R1-H Zoning District.

PUBLIC COMMENT/OUTREACH

Staff provided public notice for the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on August 16, 2024. In addition, 16 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.milpitas.gov, and posted at City Hall.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and

3. Adopt Resolution 24-030, approving and recommending the City Council approve Site Development Permit No. SD23-0004 and Planned Unit Development Amendment P-PA24-0001, to allow the development of a single-family residence in the R1-H Single-Family Residential Hillside Zoning District, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

A: Resolution 24-030

B: Project Plans

RESOLUTION NO. 24-030

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING AND RECOMMENDING APPROVAL OF SITE DEVELOPMENT PERMIT NO. SD23-0004 AND PLANNED UNIT DEVELOPMENT AMENDMENT P-PA24-0001 TO THE MILPITAS CITY COUNCIL TO DEVELOP A NEW HILLSIDE HOME ON A VACANT 1-ACRE SITE LOCATED AT 1327 TERRA VISTA COURT (APN: 029-07-011)

WHEREAS, on March 7, 2023, an application was submitted by Kulwantbir Sandhu (“Applicant” or “Permittee”), for a Site Development Permit (SD23-0004) entitlement and Planned Unit Development Amendment (P-PA24-0001) to allow development of a 5,998 square-foot, single-family residence up to 27 feet (two stories) in height, with a 1,280 square-foot attached garage and mechanical room, landscaping, and associated site improvements on a vacant 1-acre site at 1327 Terra Vista Ct. (APN: 029-07-011) (the “Project”). The Project site is zoned Single Family Residential – Hillside and located within Planned Unit Development No. 68 (Countryside Estates); and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), which assessment determined that the Project is exempt from CEQA review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of the CEQA Guidelines; and

WHEREAS, on August 28, 2024, a duly noticed public hearing was held by the City of Milpitas Planning Commission on the subject application, at which time all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing in making its decision; and

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1: Recitals

The Planning Commission has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2: CEQA Finding

The project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) for “New Construction or Conversion of Small Structures including one single-family residence, or a second dwelling unit in a residential zone,” because it can be seen with certainty that there is no possibility that these actions may have a significant effect on the environment. The Project’s proposed new construction of a single-family residence and its accessory structure are within a residentially zoned area on a legal parcel and none of the exceptions, as specified in Section 15300.2 of the CEQA Guidelines that would preclude applicability of this exemption are present. As a separate and independent basis, the Project is exempt from Section 15183 of the CEQA Guidelines as a project consistent with a community plan, general plan or zoning in that it is consistent with the development density established in the Milpitas General Plan and the applicable zoning and there are no project-specific significant effects which are peculiar to this project or its site.

SECTION 3: Site Development Permit Findings (Section XI-10-57.03(F)(1)) - *The Planning Commission makes the following findings based on the evidence in the public record in support of Site Development Permit No. SD23-0004:*

1. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning are aesthetically compatible with the neighboring properties, and the on-site grading plan minimizes changes to the natural topography. The proposed single-family residence incorporates earth tone colors and materials that complement both the site and existing neighborhood. The new residence will be located on a rectangular, down sloping lot where the primary structure is situated on the flattest portion of the lot. The Project will have two floors and outdoor amenities including a lattice patio cover terraced down into the hillside towards the front portion of the lot. The layout of the residence, together with the natural sloped topography of the lot, maximizes privacy for the homeowners and minimizes views into adjacent properties. The home will also be built within its size limitations per the Hillside Zoning Ordinance.

2. *The Project is consistent with the Milpitas Zoning Ordinance.*

As described in Table 3 of the staff report, the proposed home meets the development standards in the Single-Family Hillside Zoning District and Countryside Estates PUD 68 for setbacks, height requirements, and landscaping and is requesting an amendment to PUD 68 for exterior finishes, building square footage, and size of the garage. As described within the staff report and demonstrated in Table 4 of the staff report, the proposed single-family residence is consistent with the development standards of the Milpitas Zoning Ordinance for the R1-H Single-Family Residential-Hillside Zoning District for setbacks, height requirements, and landscaping. The Project will be consistent with fencing and grading requirements with Planning Commission approval of the grading plan per MMC XI-10-45.18(b).

Table 1:
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Yard Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	41 ft. 4 in.	Yes
Side Yard Setback	40 ft. minimum	40 ft. and 5 in. on south; 43 ft. and 9 in. on north	Yes
Rear Yard Setback	40 ft. minimum	128 ft. and 9 in.	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	5,998 sq. ft.	Yes
Impervious Surfaces	10,000 sq. ft. maximum (lots < 3 acres)	7,579 sq. ft.	Yes
Building Height (maximum)	27 ft. east of crestline	27 ft.	Yes
Parking	Main Residence - Five spaces required	Four spaces (two inside garage & two outside)	Yes
Fence Height and Materials	Height: 54 inches (4.5 ft.) Material: Wood	Height: 3.5-ft	Yes

Standards	Hillside Requirements	Proposed	Complies
		Material: Openwork wood (75% or more open)	
Grading	Grading plans greater than 500 cubic yards (cy), but less than 1,500 cy requires Planning Commission approval	Cut: 357 cy Fill: 256 cy Export: 101 cy	Yes, with Planning Commission approval per MMC XI-10-45.18(b)

Due to the subject property's location, the Project is also required to comply with the development standards in the City's Hillside Combining District. Per Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in their review of proposed new development. Staff has determined the home to be consistent with the Hillside Architectural Guidelines as demonstrated below. See Table 2 for consistency.

Table 2:
Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home relative to the maximum allowable size outlined in Table 3, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 27-feet, and substantially setback from adjacent property lines to the north and south, which minimizes interference with views and privacy. Additionally, the lot to the west is dedicated as Common Area only and will not be developed with future residential uses. New proposed landscaping and wood fencing for the Project will also provide additional privacy screening.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The project site is currently vacant and undeveloped and has no existing trees. As such, no trees will be removed. As proposed, the design of the house is carefully sited to be built on the flattest portions of the lot, following the natural landscape and existing contours of the site to limit cut to 357 cubic yards and fill to 256 cubic yards, with a net export of 101 cubic yards. Minimal landscaping is also proposed, including 17 mid-size trees and various flowering plants, ground cover, succulents and shrubs.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed design includes varying rooflines, a clear delineation of different colors and materials, and punctuation of certain front and side facing elevations to remove the perception of bulk within the one-and-a-half-story residence. The overall building footprint of the main residence on the 1-acre lot is consolidated, and the remaining portions of the lot will also remain undeveloped except for the

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
	proposed ADU. The exterior facade is composed of smooth-finished white stucco, natural white limestone, dark aluminum windows, and decorative balustrade on balconies and stairs. As demonstrated by 3D Renderings Sheet A-15 and Materials Sheet A-16 in Attachment B (Project Plans), the images show the new residence with its earth-toned proposed colors and materials that brings together the natural hillside topography of the lot.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed 27 feet in height as permitted for homes east of the crestline, and exceeds all minimum setbacks as required by the Hillside development standards. The proposed home also has minimally pitched roof systems that could be used to utilize future solar energy. With regards to adjacent properties, the lot to the west is reserved as Common Area and the residences to the east are located greater than 429 feet away. As such, the proposed main residence will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. The proposed location of the main dwelling is where the existing lot is most flat, and grading is limited to 357 cubic yards of necessary cut to accommodate the one-and-a-half-story dwelling and 256 cubic yards of the grading will be repurposed as fill.

3. *The Project is consistent with the Milpitas General Plan.*

As demonstrated in Table 3 below, the Project is consistent with the existing General Plan policies of the Milpitas 2040 General Plan:

Table 3:
General Plan Consistency

Policy	Conformance
CD 7-1 <i>Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints, as the project site is located over 50 feet east of the crestline. Project Plan sheet A-4 illustrates how the proposed residence will not obstruct panoramic public views from and of the hillsides.
CD 7-2 <i>Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. The proposed Project will be situated at the flattest portion of the lot to limit disruption to the existing natural topography by limiting cut to 357 cubic yards and fill to 256 cubic yards for both construction phases. The total earthwork exported will

	be 101 cubic yards to accommodate the home's footprint and meet the grade requirements to not be visible from the valley floor.
CD 7-3 <i>Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. Minimal contour grading will be required for the construction of the new residence due to its siting on the flattest areas of the lot. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set.
CD 7-4 <i>Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The building pad is proposed at the flattest portion of the lot and will only necessitate minimal grading to accommodate the residence. Grading has been minimized as much as feasibly possible in the Project, in that the site follows the site's natural contours in an effort to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation for the subject site to be used as a single-family residence. Prior to construction of the residence, all proposed Project construction and operational details will be reviewed thoroughly by applicable Departments during the building permit review process. The building permit application will be reviewed with the latest adopted State and local building and development codes, which will include standard requirements such as Construction Best Management Practices (BMPs) and an erosion and sediment control plan to control runoff onto adjacent properties.
CD 7-6 <i>Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.</i>	Consistent. The proposed Project's building design and earth tone materials and colors will blend into the rural environment and includes a roof design that follows the existing slope of the lot, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray board and batten siding, beige stone veneer, bronze fiberglass windows, and a gray composite asphalt shingle roof. As demonstrated by Materials Sheets A09 in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that bring together the natural hillside topography of the lot. Additionally, the proposed landscaping materials are consistent with the Hillside Landscaping Ordinance.

As described above, the Project is compatible and consistent with the surrounding uses and has been found to conform to the intent of the Milpitas 2040 General Plan designation. The proposed home is designed to fit in with the natural topographic features of the property and reduces the visual impact as viewed from the valley floor.

SECTION 4: Planned Unit Development (Section XI-10-54.07(B)(6)(a-d)):

1. *The proposed development will result in an intensity of land utilization no higher than and standards of open spaces at least as high as permitted or specified otherwise for such development in the General Plan, Zoning Ordinance and Subdivision ordinance.*

The permit amendment, along with the Project, will result in an intensity no higher than and standards of open space at least as high as permitted, in that the PUD requirements mirror the Hillside combining zoning requirements, in regards to land utilization, planting, irrigation, and open space. This standard has been met.

2. *The development will not create traffic congestion pursuant to the California Environmental Quality Act (CEQA). However, if traffic congestion is created by the proposed development, the traffic impacts will be mitigated by traffic improvements proposed by the developer or by funding capital projects and by on-site provisions for traffic circulation and parking or, if it cannot be mitigated, the Planning Commission and City Council shall issue any necessary findings pursuant to CEQA.*

The Project associated with the PUD permit amendment, will not create traffic congestion that will significantly and negatively affect existing traffic operations. This standard has been met.

3. *For residential development in the Valley Floor Planning Area, as defined in the Milpitas General Plan Land Use Element, the maximum dwelling unit density range within each zoning designation. In the case of the Valley Floor Planning Area residential developments proposed on land zoned "R3" (Multiple Family Residential) an overall density of up to forty (40) units per gross acre can be approved if the following criteria are found by the City Council to be met.*

The proposed PUD permit amendment shall not have any effect on residential development density. This standard has been met.

Furthermore, in order to grant a Planned Unit Development amendment, the following findings are hereby made pursuant to Milpitas Municipal Code Section XI-10-54.07(B)(6)(d):

1. *Development of the site under the provisions of the Planned Unit Development will result in public benefit not otherwise attainable by application of the regulations of general zoning districts.*

The amendment, along with the Project, will result in a public benefit by modifying the PUD to conform with current development standards and allow flexibility for a smaller garage, more square footage for the residential structure and changes to the exterior, without being detrimental to the light, air or privacy of any other structure or use currently existing or anticipated. Furthermore, the Planning Commission has already approved similar increases to the maximum allowed square footage within this PUD for Lot 2 and 4 entitlements.

2. *The proposed Planned Unit Development is consistent with the Milpitas General Plan.*

The amendment, along with the Project is consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2 above.

3. *The proposed development will be in harmony with the character of the surrounding neighborhood and will have no adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, or loss of privacy that are not mitigated to acceptable levels.*

The architectural design and site planning of the proposed home are aesthetically compatible with the neighboring homes, with an emphasis of minimizing changes to the natural topography. The proposed home incorporates earth tone colors and is tucked into the hillside as to not draw attention to it when viewing from the valley floor. All exterior materials and finishes work together as a palette of earth tone colors, creating harmony with the surroundings. The colors and materials of the proposed Palazzo design are complementary to the neighboring residences. Additionally, the proposed home is on a 1-acre parcel sitting at a minimum of 40 feet set back from all property lines, with a minimum of 80 feet between the closest neighboring home, and therefore will not interfere with privacy.

SECTION 5: The Planning Commission of the City of Milpitas hereby approves and recommends the City Council approve Site Development Permit No. SD23-0004 and Planned Unit Development Amendment P-PA24-0001 to allow the development of a single-family residence in the R1-H Single-Family Residential-Hillside Zoning District at 1327 Terra Vista Court, based on the above findings and subject to the Conditions of Approval in the proposed Site Development

Permit No. P-SD23-0004 and Planned Unit Development Amendment P-PA24-0001 attached hereto as **Exhibit 1** and incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on August 28, 2024.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on August 28, 2024, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Mercedes Albana				
Dipak Awasthi				
Michael Caulkins				
Chia Ling Kong				
Alexander Galang				
Sonia Medina-Ashby				
Parveen Gupta				

**SITE DEVELOPMENT PERMIT NO. P-SD23-0004
PLANNED UNIT DEVELOPMENT AMENDMENT NO. P-PA24-0001
1327 TERRA VISTA COURT (APN 029-07-011)**

The City of Milpitas Planning Commission approves Site Development Permit No. SD23-0004 and Planned Unit Development Amendment P-PA24-0001 in accordance with Sections X1-10-45.09, XI-10-57.03, and XI-10-54.07(B)(6)(a-d) of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Site Development Permit is to allow the issuance of building permits for the proposed development of a 5,998-square foot, single-family residence, up to two stories in height, with a 1,280 square-foot attached garage and mechanical room (“Project”) on a vacant 1-acre hillside lot located within the R1-H Single-family Residential Hillside Zoning District at 1327 Terra Vista Court (APN: 029-07-011), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits. This Planned Unit Development Amendment is to amend Planned Unit Development No. 68 for this lot to allow the proposed changes to exterior finishes and design for a modern Palazzo style, reduction from a three-car to a two-car garage, and increase from a 4,000 to 5,000 square-foot dwelling to a maximum 6,000 square-foot dwell as allowed by and subject to all laws and standards.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. Site Development Permit No. SD23-0004 and Planned Unit Development Amendment No. PA24-0001 (“Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Department. **(P)**
2. Modifications to Project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
3. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
4. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
5. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project:
 - a. Completes a foundation associated with the Project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the work is added to, modified, or otherwise deviated from in any significant way from the approved site plan, building plan, floor plans, or other approved submittals as determined by the Planning Director or designee.

6. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
7. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(ALL)**
8. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(P)**
9. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to City. There is no vesting of any fees or charges with the adoption of this Resolution. **(P)**
10. Conditions. Each and every condition set forth in this Exhibit shall apply to the Project and continue to apply to the Project so long as the Permittee is operating the Project under the permits and approvals in this Resolution. **(P)**
11. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
12. Previous Approvals. Permittee shall abide by and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(ALL)**
13. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**
14. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
15. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(ALL)**
16. Conditions of Approval. As part of the issuance of building permits, the Permittee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**

17. Development in Conformance with Approved Plans: Permittee shall develop the approved Project in conformance with the plans dated **June 16, 2023** and approved by the City Council on the date of the signed City Council Resolution, in accordance with these Conditions of Approval. Any deviation from the approved site plan, elevations, materials, colors, landscape plan or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**
18. Response to Conditions of Approval. Permittee shall provide a written response to comments upon submittal for building permit application. The responses should clearly indicate how each condition of approval has been addressed in the plans and shall note the appropriate plan sheet. **(P)**
19. Prior to the issuance of a building permit, the owner or designee shall include, within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the Project. **(P)**
20. Streets shall be designed to generally follow the contours and landform in order to minimize cut and fill. Exposed walls facing roadways and retaining walls shall be no greater than six feet in height. Crib walls facing roadways shall be no greater than 15 feet in height. **(P)**
21. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climate, soil, and ecological characteristic of the region. Plant materials that require excessive water after becoming established should be avoided. **(P)**
22. Within six months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Planning Director. **(P)**
23. The proposed home is located east of the Crestline and is subject to a maximum height of 1.5 stories or 27 feet. **(P)**
24. Trees which have a six inch or greater diameter trunk size at a point three feet above grade may not be removed without obtaining prior approval from the City. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an “S” Zone application approval, shall have the power to authorize removal, relocation or replacement if the Permittee can show that such requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this section shall be at a five to one (5:1) ratio. **(P)**
25. Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended. **(P)**
26. Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended. **(P)**
27. Prior to Building Permit Issuance, the applicant must demonstrate proof in accordance with “Special Conditions – P.U.D. No. 68 and Vesting Tentative Map “Countryside Estates,” that the development at “1327 Terra Vista Ct.” will be serviced by a fire hydrant that meets the minimum water demand of 1,500 hydrant fire flow to the satisfaction of the Deputy Fire Chief, or his designee. **(P)**

FIRE DEPARTMENT CONDITIONS

The plans approved by the Planning Department process are not building plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this set of plans as final building plans approved by the Fire Department. Building plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code requirements (2022) and are provided to assist with the building permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building permit approvals or related construction. Planning review done under the submittals on November 27, 2023 with revision 2.

27. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.2.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1
28. Automatic Fire Sprinkler Requirements. An automatic sprinkler system shall be provided throughout the new dwellings (main, guest ADU, accessory structure), inclusive of basements and garages. Milpitas Municipal Code Section V-300-2.69, CFC Section 903.2.8
29. Fire Department access. Sheets A11 shows an acceptable Fire Dept. apparatus access. Driveway is not part of the fire apparatus access road. Fire apparatus access roads shall be provided for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Fire apparatus access shall meet the following:
- a. Fire apparatus access shall extend to within 150 feet of all portions of exterior walls of the building/structure per the California Fire Code Section 503.1.
Allowed the increase of about 10 percent of the required extension in the hose reach based on the exception provided in accordance with 2022 CFC 503.1.1.
Architectural plans showing the fire access at the west side of the building (similar to 3D rendering 1/A15 shall be reflected on all plans during permitting.)
 - b. The private road shall be designed for fire apparatus access. Fire Access Dimensions, fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm). CFC Section 503.2.1
- Exception:
Milpitas Municipal Code XI-10-45.11
45.11-1 Privately owned and maintained access from the public road to each single-family dwelling shall be a minimum of fourteen (14) feet in width. Turning radius shall be designed to meet the Fire Department's requirements.
45.11-2 Turnout space shall be provided on driveways over one hundred fifty (150) feet in length with a maximum spacing of one hundred fifty (150) feet if driveway is less than eighteen (18) feet wide.
45.11-3 Turnaround. All dwelling units shall provide an on-site area for vehicles to turn around if served by a driveway over one hundred fifty (150) feet in length to meet Fire Department's requirements.
45.11-4 Vertical Clearance. All privately owned and maintained roads and drives shall assure a minimum fourteen (14) foot vertical clearance.
30. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather capabilities. Bearing capacity for the driveway and the entry drive court shall be designed to provide a minimum of 75,000 lbs bearing capacity for the fire apparatus. CFC Section 503.2.3, D102.1
31. The grade (maximum 10%) of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. CFC Section 503.2.7
32. ACCESS CONTROL DEVICES. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. (Knox box location shall be at 6 feet above the finish floor, or fire access walkway or road). [Ref.: CFC 504.6, added by MMC V-300-2.54]
33. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. CFC Section 505

34. Fire Hydrant systems. Fire hydrant systems shall comply with 2022 CFC section 507.5.1 through 507.5.6 and Appendix C or by an approved method. 202 California Fire Code 507.5.
35. Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or *Appendix B* or the City of Milpitas Engineering requirement.
- a. Fire flow data based on the 7,982 square foot type VB building total area provided, a minimum requirement of 1,250gpm. Table B105.1(1) and B105.1(2) for hydrant. Available fire flow shall be taken into consideration when designing the fire sprinkler system. Water supply shall be reviewed and approved per the City of Milpitas Engineering Department standard and the most demanding requirement for domestic and fire service will be followed.
- Approval of this permit is contingent upon approval of the private main supply under Building Permit # B-SI17-0022 & Fire Record # 2017-1604. These permits are for the private hydrants along Terra Vista Court that are not yet approved (contact the City of Milpitas Engineering for further details).
36. Water supply requirements. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. CFC Section 507.5.1
- Exception:
- For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet
37. Sprinkler system supervision and alarms, and monitoring. It is recommended that due to the location of the home (hillside) the automatic fire sprinkler system for this home be a system that has supervision and alarm, and monitoring system in conformance to the CA Fire Code Section 903.4.
38. R Occupancy - Smoke Alarm. Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.
- Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate. [Ref.: CFC 907.2.10]
39. The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s). A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 901.2. This will include the relocation of the on-site fire hydrant under a fire permit for underground fire service lines.

ENGINEERING DEPARTMENT CONDITIONS

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. (E)*

40. Modifications: The Site Development Plan dated July 3, 2024 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
31. Stormwater Control Plan: Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.

32. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.
33. Project Job Account/ Fee Deposit: Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the project. The amount shall be determined based on the approved City fee schedule at the time of application submittal.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/ City Engineer. (E)*

34. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
- a. Milpitas Design Guidelines;
 - b. Standard details and specifications;
 - c. Americans with Disabilities Act (ADA) requirements, where applicable.
35. Sanitary Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as result of the project.
36. Storm Drain Design: Permittee shall submit storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full, without surcharging the main line pipe, and to be reviewed and approved by the Engineering Department.
37. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
38. Relocation and Adjustment of Existing Public Utilities: Permittee shall relocate and/or adjust existing public utilities as needed that are in conflict with the proposed improvements.
39. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
40. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

41. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.

42. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.
43. Private utilities shall run within their recorded easements.
44. Fees: Upon reviewing Exhibit B from the Subdivision Improvement Agreement, it appears that a number of fees were deferred to be paid before building permit issuance. Those fees are listed here, as well as additional fees that may apply: Exhibit B fees:
- a. Water connection fee at \$1,164/unit for residential, based upon increased water usage.
 - b. 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.
- Other Fees:
- c. Sewer connection fee: \$1,908 single family parcel (separate from Treatment Plant fee)
45. Mailboxes: The Permittee shall coordinate with US Postal Services regarding placement of required mailboxes. Mailbox location shall not be on public street frontages and shall be approved by City and US Postal Services prior to building permit issuance. Mailbox locations shall be shown on the improvement plans and Permittee shall submit a letter to the City's Land Development Engineering Section from the Postmaster approving the location of the mailbox. Structures to protect mailboxes may require Building, Engineering and Planning Department review.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

46. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
47. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.
48. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public right-of-ways or public easements.
49. Water Shut-Down Plan: Permittee shall provide a water shut-down plan at least seven days in advance of the shut-down in coordination with the Engineering Inspector, and notify affected property owners/tenants when cut-in tee(s) is/are required.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved by the Director of Engineering/City Engineer.*

50. Landscape Certificate of Completion: Permittee shall submit a Certificate of **Substantial** Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.
51. Record Drawings: Permittee shall submit record drawings in Full size hard copy, AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee shall also submit record drawings of on-site irrigation facilities.
52. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.

BUILDING DEPARTMENT CONDITIONS

53. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.

LEGEND

(P) = Planning Department

(B) = Building Department

(E) = Engineering Department

(F) = Fire Department

(CA) = City Attorney's Office

ALL = All Reviewing Departments

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

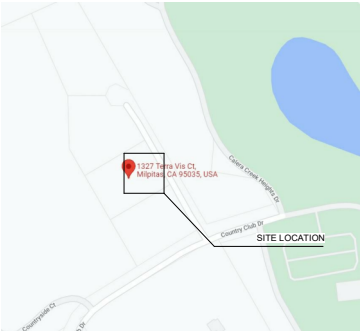
The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee

SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE
1327 TERRA VISTA CT.,
MILPITAS, CA 95035

VICINITY MAP:



PROJECT DATA:

APN: 029-07-011
GROSS AREA: 1.004 ACRE
OCCUPANCY GROUP: R-3
FLOOD ZONE: D
CONSTRUCTION TYPE: VB-SPRINKLERED
NUMBER OF FLOORS: 1.1/2 (ONE AND HALF)
FIRE PROTECTION: AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES (NFPA 13D)
SET BACKS REQUIRED: FRONT: 25FT
SIDE(EACH): 40 FT
BACK: 40 FT
A.D.U.
MAIN HOUSE:
BEDROOMS: 4
BATHROOMS: 5
CODE ANALYSIS
APPLICABLE CODES: 2022 C.B.C., 2022 C.R.C., 2022 C.M.C.,
2022 C.E.C., 2022 C.P.C., 2022 C.E.C., 2022 C.M.C.,
COMPLY TO MILPITAS MUNICIPAL CODE
CONSTRUCTION TYPE: V-B
REFER TO THE AS-BUILT 2-430 FOR THE EXISTING UNDERGROUND UTILITIES
INSTALLED IN COUNTRY CLUB DRIVE AND APPROVED PLAN 2-955 FOR PUBLIC
IMPROVEMENT PLANS FOR COUNTRYSIDE ESTATES DATED 8/14/2009.

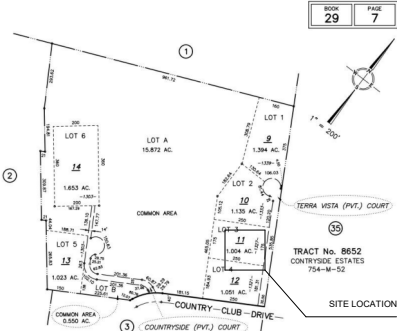
GENERAL NOTES:

1) ALL WORK DESCRIBED IN THE DRAWING SHALL BE VERIFIED FOR DIMENSIONS, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED THAT AFFECT OR CHANGE THE WORK THAT DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.
2) OMISSIONS FROM DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3) SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK.
IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEED WITH ANY RELATED WORK.

CODE EDITIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
MILPITAS CITY MUNICIPAL CODE
ALL APPLICABLE COUNTY OF SANTA CLARA CODES & REGULATIONS

APN MAP:



AREA CALCULATION:

LOT COVERAGE CALCULATIONS	
A.D.U. IS EXEMPT FROM THIS CALCULATION	
LOT AREA	SQUARE FOOTAGE
BUILDING FOOTPRINT	43750 SQFT.
LOT COVERAGE (BUILDING FOOTPRINT/LOT SIZE)	14%

DRAWING INDEX:

ARCHITECTURAL:	SURVEY:
A-1 COVER SHEET	T-1 TOPOGRAPHIC SURVEY MAP
A-2 VIEW POINTS-1	
A-3 VIEW POINTS-2	
A-4 VIEW POINTS SECTIONS	
A-5 PROPOSED HARDSCAPE PLAN	
A-6 PROPOSED SITE PLAN	
A-7 GARAGE/A.D.U. FLOOR PLAN	
A-8 FIRST FLOOR PLAN	
A-9 ROOF PLAN	
A-10 PROPOSED SITE PLAN FOR FIRE DEPARTMENT ELEVATIONS	
A-11 A.D.U. ELEVATIONS	
A-12 SECTIONS	
A-13 DIAGRAM PLANS	
A-14 3D VIEWS	
A-15 MATERIALS BOARD	
A-16 DOORS & WINDOWS SCHEDULES	
A-17 GENERAL NOTES	
A-18 ARCHITECTURAL NOTES	
A-19 ARCHITECTURAL DETAILS	
A-20 BEST MANAGEMENT PRACTICES	
A-21 RESIDENTIAL MANDATORY MEASURES	
A-22 CALGREEN NOTES	
CG-2 CALGREEN CHECKLISTS	
CIVIL:	
C-1 COVERSHEET	
C-2 SITE PLAN	
C-3 GRADING AND DRAINAGE PLANS	
C-4 DETAILS	
C-5 EROSION CONTROL PLAN	
LANDSCAPE:	
L-1 LANDSCAPE PLANTING PLAN	
L-1.1 LANDSCAPE NOTES & LEGENDS	
L-2 LANDSCAPE HYDROZONE PLAN	
L-2.1 LANDSCAPE NOTES & LEGENDS	
L-3 LANDSCAPE CONSTRUCTION DETAILS	
L-3.1 LANDSCAPE CONSTRUCTION DETAILS	
L-4 LANDSCAPE SPECIFICATIONS	

PROJECT CONTACTS:

OWNER: NAME: SUMER SINGH SANDHU
TEL: 650-644-7674
EMAIL: KEVIN@NILESROCKTRANSPORT.COM

DESIGNER: PROFESSIONAL ENGINEERS
TEL: 650-644-7674
500 W HAMILTON AVE.,
#110266
CAMPBELL, CA 95008-0246
EMAIL: INFO@PROENGNS.COM
WWW.PROENGNS.COM

LANDSCAPE ARCHITECT: REED ASSOCIATES LANDSCAPE ARCHITECTURE
TEL: 4681-9020
1345 PAULINE DR. SUNNY VALE, CA 94087
EMAIL: PAUL@RALA.NET
WWW.RALA.NET

SURVEY & CIVIL ENGINEER: SMP ENGINEERS
TEL: (650) 941-8055
1534 CARROLLAN AVE.
LOS ALTOS CA 94024
EMAIL: SRAXAVIA@SMPENGINEERS.COM

SCOPE OF WORK:

BUILDING NEW 5998 SQFT MAIN HOUSE + 985 SQFT A.D.U.

FLOOR AREA CALCULATIONS	
COVERED PORCH, COVERED PATIO AND A.D.U. ARE EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR LIVING AREA (CONDITIONED)	5998 SQFT.
GARAGE FLOOR AREA (UNCONDITIONED)	1280 SQFT.
A.D.U.	985 SQFT.
FRONT PORCH	178 SQFT.
BACK PATIO	3074 SQFT.
A.D.U. BACK YARD	338 SQFT.

REQUIRED CITY NOTES:

1) BUILDER MUST PROVIDE THE HOME OWNER WITH THE LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODES OF REGULATIONS, PART 1, 10-10(B)) THAT INCLUDES A LIST OF LAMP INSTALLED THE LUMINARIES.
2) ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 111.1 THROUGH 1101.8. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALS/MIN. SHOWER HEADS SHALL NOT EXCEED 1.8 GALS/MIN. TOILETS SHALL NOT EXCEED 1.28 GALS/MIN AND URINALS SHALL NOT EXCEED 0.5 GALS/FLUSH.
3) ANY WORKS WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE THE ENCROACHMENT PERMIT.
4) AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES:
4.1) AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC.). CALIFORNIA FIRE CODE SECTION 903.2.8
4.2) FIRE DEPARTMENT PERMIT - REQUIRED
THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEMS), PUBLIC AND PRIVATE HYDRANTS, A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2
4.3) WATER SUPPLY SERVICE TO THE HOME THE EXISTING WATER SUPPLY SERVICE TO THE HOME MAY NEED UPGRADING TO SERVICE THE AUTOMATIC FIRE SPRINKLER SYSTEM. ALL NEW WATER SERVICES SHALL BE DONE AS REQUIRED BY THE CITY OF MILPITAS ENGINEERING DIVISION.
5) DOMESTIC WATER AND FIRE SERVICE CALCULATIONS: PERMITTEE SHALL SUBMIT POTABLE WATER AND FIRE SERVICE CALCULATIONS TO CONFIRM ADEQUACY OF LATERAL, SIZE, PRESSURE AND FLOW, TO BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT AND FIRE DEPARTMENT. PROVIDE THE WATER PRESSURE TEST TO ENSURE IT WILL MEET THE MINIMUM REQUIREMENT BY FIRE DEPARTMENT. IF NOT, A WATER STORAGE TANK AND PUMP AND/OR OTHER ACCEPTABLE MEANS DETERMINED BY THE APPLICANT'S ENGINEER.
6) WATER SERVICE AGREEMENT: PERMITTEE SHALL COMPLETE A WATER SERVICE AGREEMENT TO OBTAIN A WATER METER FOR DOMESTIC SERVICE AND A SEPARATE FIRE LATERAL CONNECTION.
7) STORM DRAINAGE SHALL NOT ADVERSELY AFFECT DOWNSTREAM PROPERTY OWNERS. AN ADEQUATE MEANS OF PICKUP AND CONVEYANCE OF THESE STORM FLOWS ON THE 17% GRADE TO COUNTRY CLUB DRIVE WILL BE REQUIRED.
8) AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC.). CALIFORNIA FIRE CODE SECTION 903.2.8
9) FIRE DEPARTMENT PERMIT - REQUIRED THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEMS), PUBLIC AND PRIVATE HYDRANTS, A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2
10) WATER SUPPLY SERVICE TO THE HOME THE EXISTING WATER SUPPLY SERVICE TO THE HOME MAY NEED UPGRADING TO SERVICE THE AUTOMATIC FIRE SPRINKLER SYSTEM. ALL NEW WATER SERVICES SHALL BE DONE AS REQUIRED BY THE CITY OF MILPITAS ENGINEERING DIVISION.
11) REQUIRED WATER SUPPLY HYDRANTS THAT MEET THE MINIMUM CITY ENGINEERING DIVISION DESIGN STANDARDS, BEFORE ANY BUILDING PERMIT, OWNER TO PROVIDE AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. CFC SECTION 507.1 SHOW AND IDENTIFY THE NEAREST HYDRANT OF THE STREET (COURT). OWNER TO PROVIDE A REPORT SHOWING A MINIMUM FIRE FLOW OF 1,250 GPM AT MINIMUM 20 PSI RESIDUAL PRESSURE BASED ON THE TYPE V-B SPRINKLERED WITH A TOTAL FIRE AREA OF 7,982 SQUARE FEET. 2022 CFC B105.1

12) AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES:
12.1) AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC.). CALIFORNIA FIRE CODE SECTION 903.2.8
12.2) FIRE DEPARTMENT PERMIT - REQUIRED
THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEMS), PUBLIC AND PRIVATE HYDRANTS, A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2
12.3) WATER SUPPLY SERVICE TO THE HOME THE EXISTING WATER SUPPLY SERVICE TO THE HOME MAY NEED UPGRADING TO SERVICE THE AUTOMATIC FIRE SPRINKLER SYSTEM. ALL NEW WATER SERVICES SHALL BE DONE AS REQUIRED BY THE CITY OF MILPITAS ENGINEERING DIVISION.
13) SANITARY SEWER CALCULATIONS: PERMITTEE SHALL SUBMIT A COMPLETED "SEWER NEEDS QUESTIONNAIRE" FORM AND SANITARY SEWER CALCULATIONS TO JUSTIFY LATERAL SIZE DESIGN, ALLOCATION OF DISCHARGE FOR EACH OF THE LATERAL AND IMPACT TO THE EXISTING MAIN. PERMITTEE SHALL BE RESPONSIBLE TO IMPLEMENT ANY NECESSARY IMPROVEMENTS IF THERE IS ANY IDENTIFIED DEFICIENCY TO THE EXISTING MAIN AS A RESULT OF THE PROJECT. COMPLETELY FILL OUT THE SEWER NEEDS QUESTIONNAIRE FORM. SECTION C TO SHOW THE TOTAL ESTIMATED WATER USES FOR THIS APPLICATION.
14) WATER, SEWER AND STORM DRAIN CONNECTION FEE SHALL BE PAID BEFORE BUILDING PERMIT ISSUANCE. THE CONNECTION FEE SHALL BE DETERMINED IN THE CITY OF MILPITAS ENGINEERING DIVISION.
15) THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING SAFETY AND HOUSING DEPARTMENT AND THE CALIFORNIA CODE OF REGULATIONS TITLE 24 AND THE MILPITAS MUNICIPAL CODE AS ADOPTED BY THE CITY. BUILDING PERMITS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING SAFETY AND HOUSING DEPARTMENT PRIOR TO START OF CONSTRUCTION. ALL CALIFORNIA CODE OF REGULATIONS TITLE 24 AND MILPITAS MUNICIPAL CODE REQUIREMENTS APPLICABLE AT THE TIME OF BUILDING PERMIT APPLICATION MUST BE MET IN ADVANCE OF ANY BUILDING PERMIT APPROVALS OR RELATED CONSTRUCTION. CHANGES TO THE SITE PLAN AND/OR BUILDING PLAN REQUIRE REVIEW AND APPROVAL BY THE BUILDING SAFETY AND HOUSING DEPARTMENT.

PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING
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Kasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY
RESIDENCE
1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:

COMMENT BY CITY 05/04/2023	1
COMMENT BY CITY 12/15/2023	3

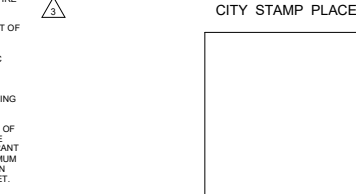
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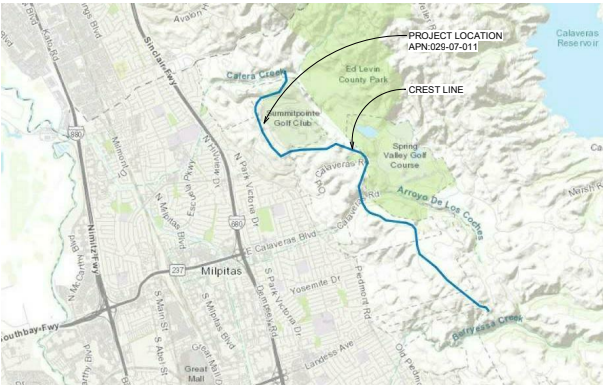
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PROJECT ID: 612
DATE: 6/16/2023
SCALE: AS NOTED
DRAWN BY: S.M.H.

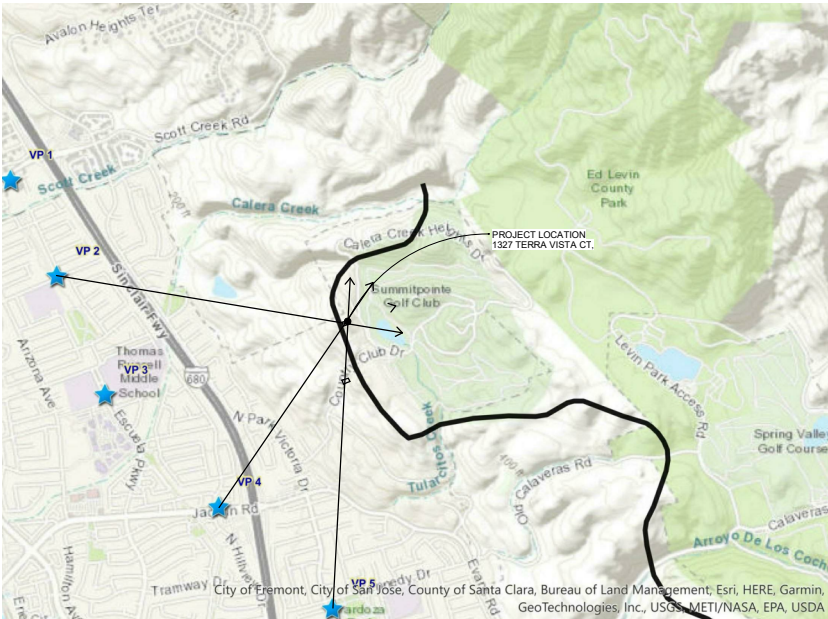
SHEET NO.:

A-1





CRESTLINE - EXHIBIT A



CRESTLINE ZONE OF PROTECTION: REFERENCE MAP - EXHIBIT B



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Kasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:	△

SHEET TITLE:

VIEW POINTS-1

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-2

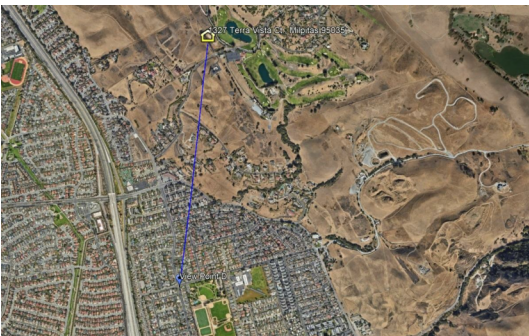
DISTANCE FROM VIEWPOINTS TO LOCATION OF PROJECT



VIEW POINT 2 - DISTANCE: 6302 FT.



VIEW POINT 4 - DISTANCE: 4451 FT.



VIEW POINT 5 - DISTANCE: 5246 FT.



STREET VIEW FROM POINT - 2 TO SITE LOCATION



STREET VIEW FROM POINT - 4 TO SITE LOCATION



STREET VIEW FROM POINT - 5 TO SITE LOCATION



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Hasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:	△

SHEET TITLE:

VIEW POINTS-2

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-3



PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING
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HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE DESIGNER AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF
THE DESIGNER.

Kasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE
1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:

COMMENT BY CITY 05/04/2023



SHEET TITLE:

VIEW POINTS SECTIONS

PROJECT ID: 612

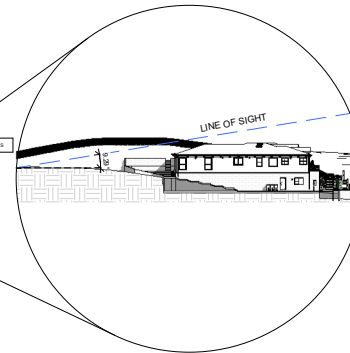
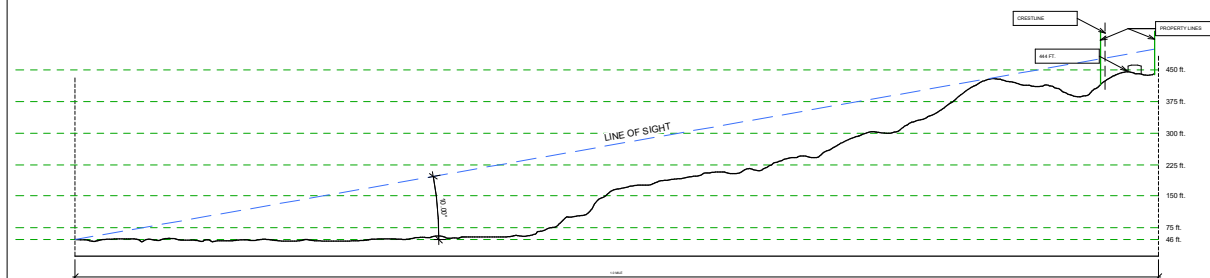
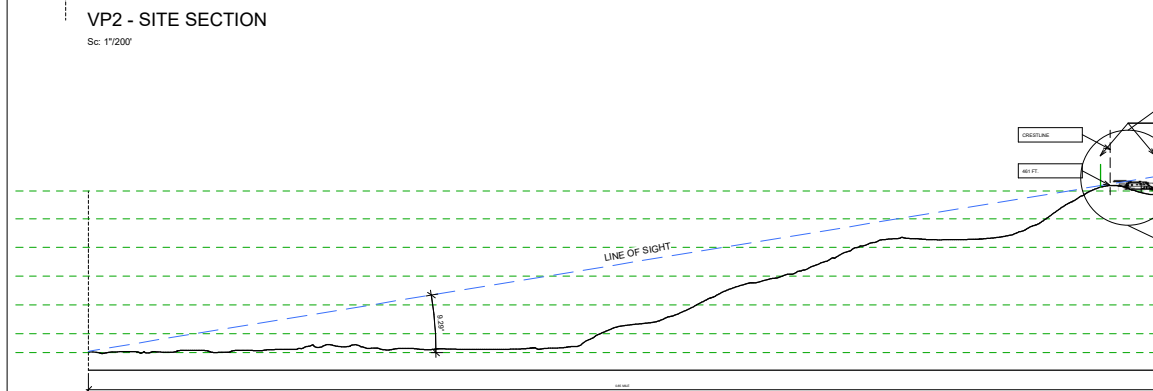
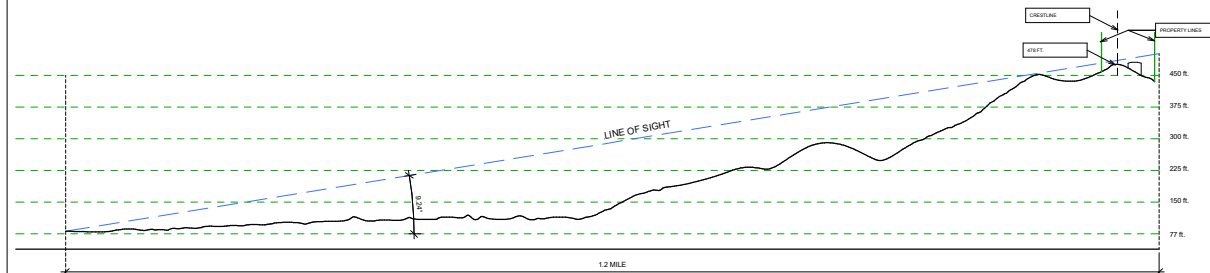
DATE: 1/30/2023

SCALE: AS NOTED

DRAWN BY: S.M.H

SHEET NO.:

A-4





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PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:

COMMENT BY CITY 05/04/2023

SHEET TITLE:

PROPOSED HARDSCAPE PLAN

PROJECT ID: 612

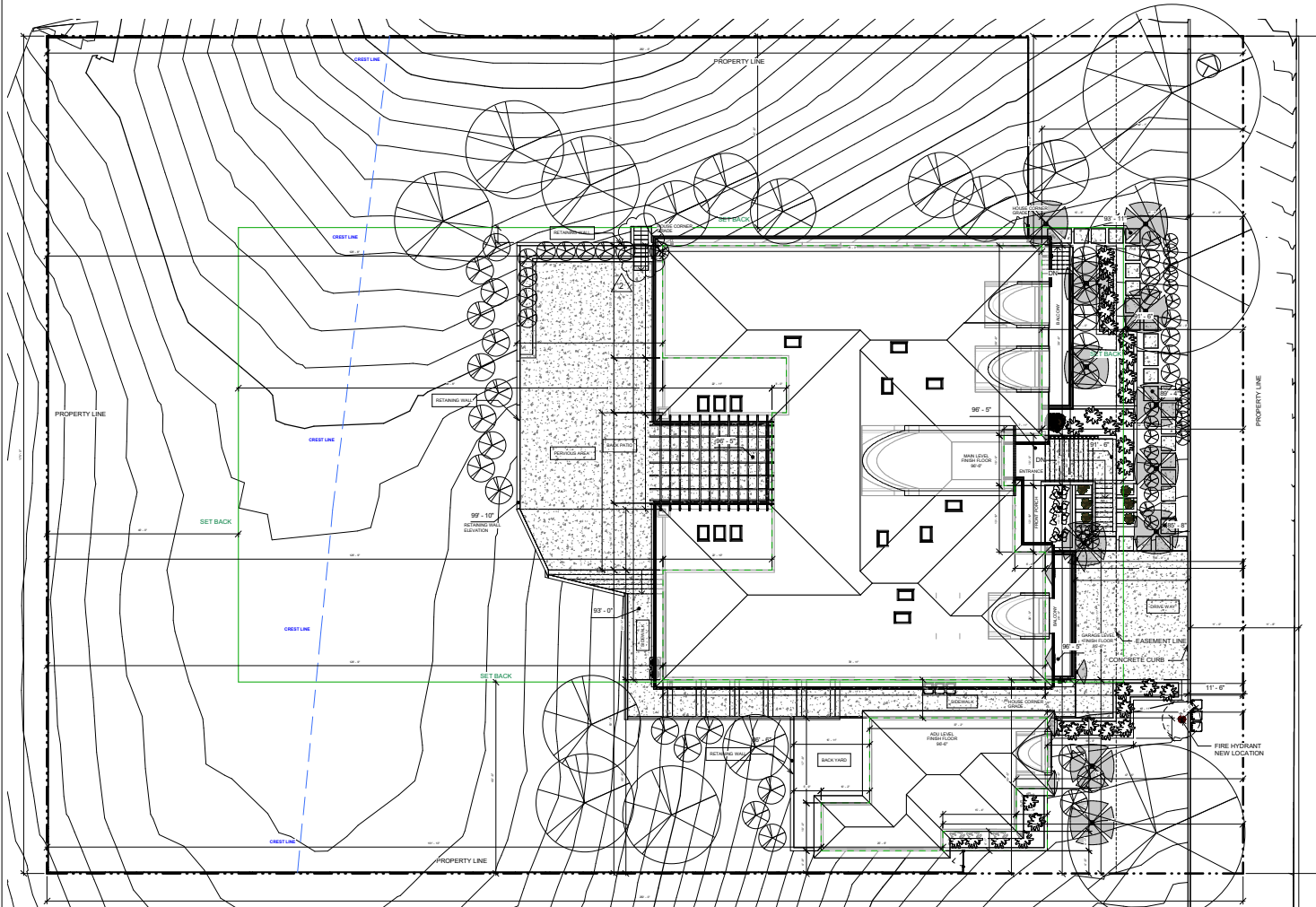
DATE: 1/30/2023

SCALE: AS NOTED

DRAWN BY: SMH

SHEET NO.:

A-5



① PROPOSED HARDSCAPE PLAN
1" = 10'-0"

STRUCTURE SQUARE FOOTAGE FIGURES:		
LOT AREA	43750 SQFT	1.00436 ACRES
STRUCTURE FOOTAGE	MAIN BUILDING: 6510 SQFT	ADU: 985 SQFT
PERVIOUS AREA	DRIVEWAY: 1223 SQFT	BACK PORCH: 2934 SQFT
IMPERVIOUS AREA	SIDEWALK: 780 SQFT	

REFER TO LANDSCAPE PLAN SHEETS FOR LANDSCAPE DETAILS





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1327 TERRA VISTA CT.,
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REVISION TABLE:

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COMMENT BY CITY 08/09/2023

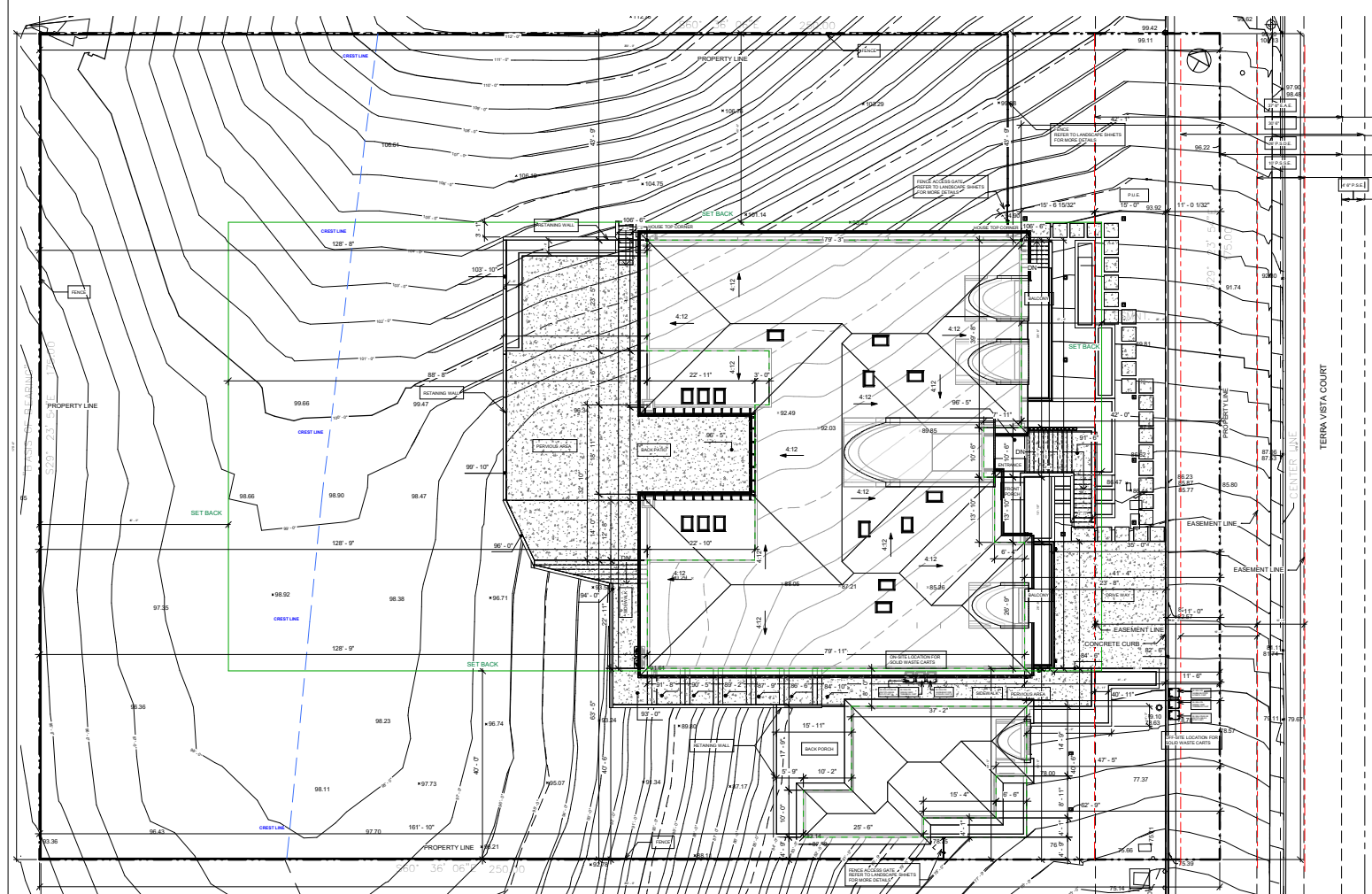
SHEET TITLE:

PROPOSED SITE PLAN

PROJECT ID: 612
DATE: 6/16/2023
SCALE: AS NOTED
DRAWN BY: S.M.H

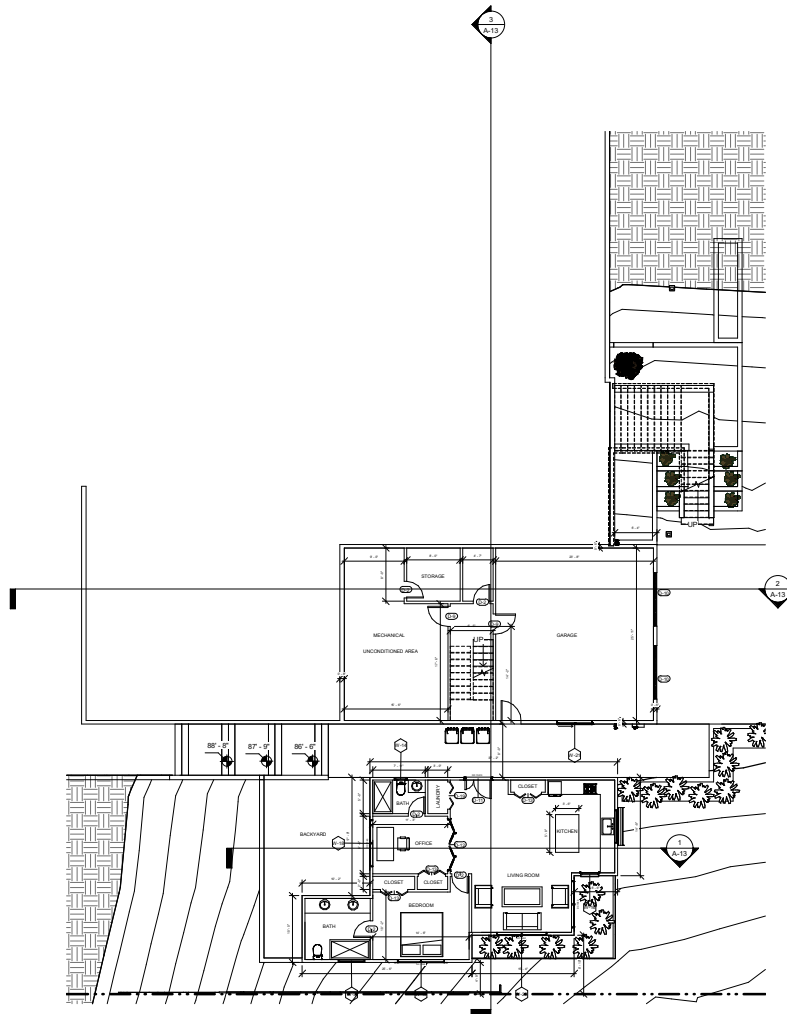
SHEET NO.:

A-6



1 PROPOSED SITE PLAN
1" = 10'-0"

CITY STAMP PLACE



① ADU/GARAGE FLOOR
1/8" = 1'-0"



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PROJECT:
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SINGLE FAMILY RESIDENCE

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REVISION TABLE:	△

SHEET TITLE:

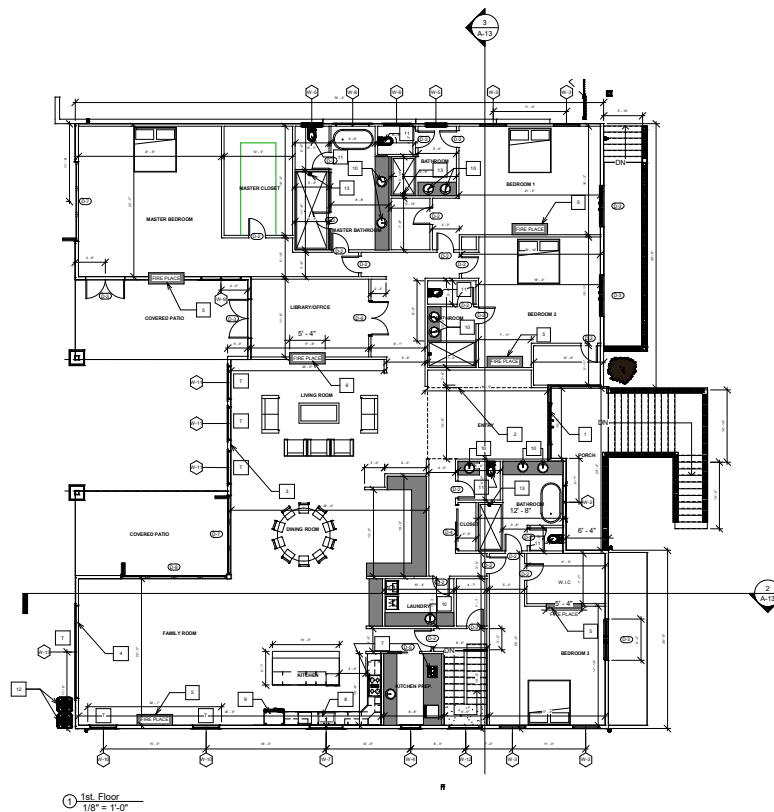
**ADU/GARAGE FLOOR
PLAN**

PROJECT ID: 612
DATE: 1/30/2023
SCALE: AS NOTED
DRAWN BY: SMH

SHEET NO.:

A-7

LEGEND	
	ROOF
	EXISTING WALLS
	WALLS TO ADD
	PROVIDE TEMPERED GLASS
	EGRESS WINDOW TO COMPLY WITH FLOOR PLAN NOTES#7



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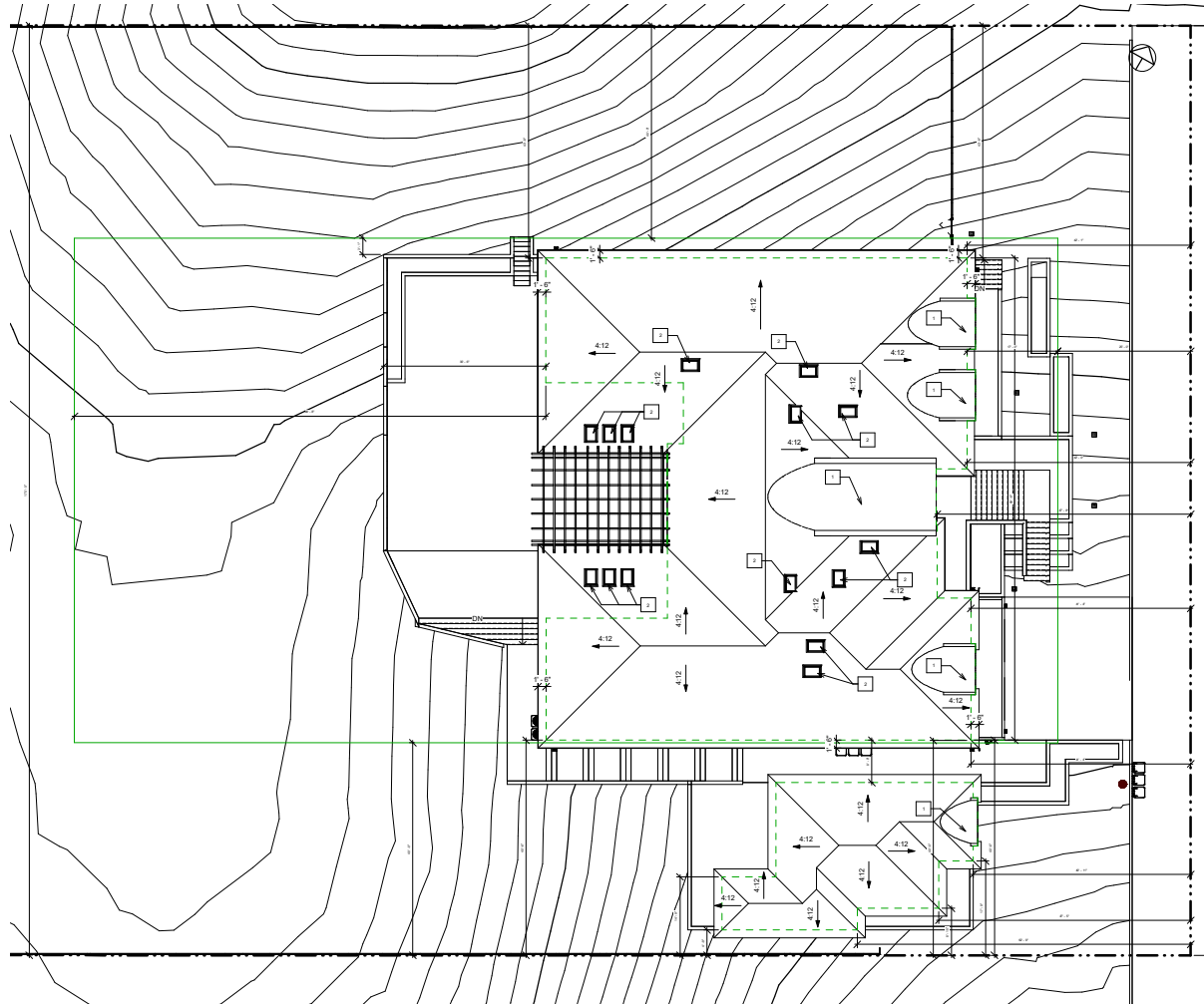
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FIRST FLOOR PLAN

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.: **A-8**

KEY NOTES:	
1	ARCHED ROOF
2	BY THE YELLOW SHADING - CONSULTING ENGINEER'S EVALUATION REPORT (SEE SHEET A-10)
3	



1 ROOF PLAN
1" = 10'-0"

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1327 TERRA VISTA CT.,
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REVISION TABLE:	

SHEET TITLE:

ROOF PLAN

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.:

A-9



Kasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

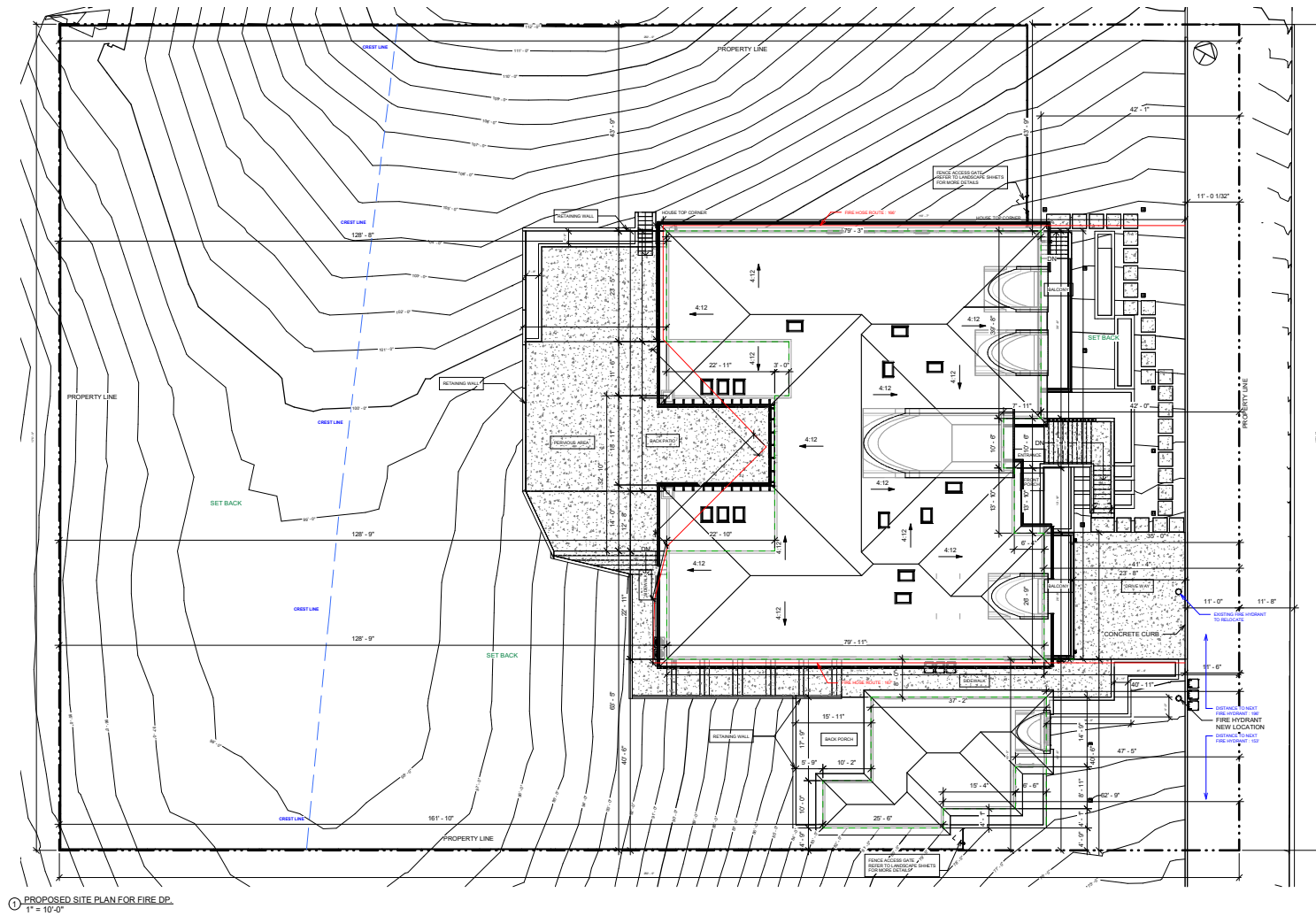


COMMENT BY CITY 08/09/2023

PROPOSED SITE PLAN FOR FIRE DEPARTMENT

PROJECT ID:	612
DATE:	6/16/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

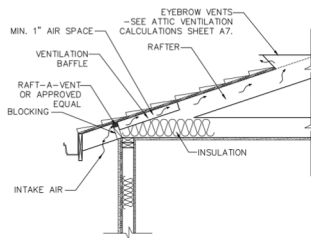
A-10



① PROPOSED SITE PLAN FOR FIRE DP.
1" = 10'-0"

CITY STAMP PLACE

EXTERIOR WALLS DETAIL

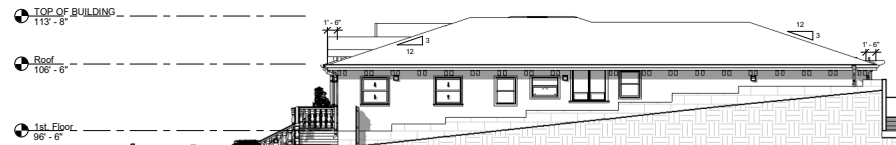


GENERAL NOTES:

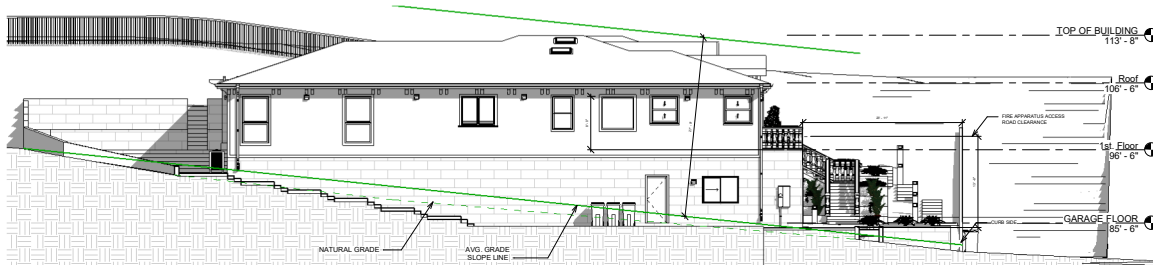
- 1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).
- 2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.
- 3) EXISTING DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.
- 4) ROOFING MATERIAL SHALL HAVE 2-LAYERS OF #30 FELT AS UNDERLAY AND FASTENED TO ROOF SHEATHING WITH CORROSION RESISTANT FASTENERS, TYPICAL (CRC R905.2.5.)
- 5) FLASHING (CBC 1507 AND CRC R905.2.8-R905.2.8.4) PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE CORROSION-RESISTANT GALVANIZED METAL.
- 6) DRIP EDGE (CBC 1507.2.8.3 AND CRC R905.2.8.5) PROVIDE A DRIP EDGE AT EAVES AND GABLES OF ASPHALT SHINGLE ROOFS. ADJACENT PIECES OF THE DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES. THE DRIP EDGE SHALL EXTEND 1/2 INCH BELOW THE ROOF SHEATHING AND A MINIMUM OF 2 INCHES UP THE ROOF DECK. THE DRIP EDGE SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES WITH APPROVED FASTENERS. THE UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG THE EAVES, AND UNDER THE DRIP EDGE AT GABLES (RAKE EDGES). SHINGLES CAN BE FLUSH WITH THE DRIP EDGE IF ALLOWED BY THE MANUFACTURER.
- 7) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3)
- 8) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R017.1 OR GYPSUM BACKING (R703.6.2).
- 9) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH (R703.6.2.1). A) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. B) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
- 10) WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR "U-FACTOR" & "SHGC" AS REQUIRED PER ENERGY CODE. SEE ENERGY COMPLIANCE INFORMATION ON SHEET T-24.
- 11) CRAWL SPACE VENTS SHALL NOT OCCUR AT SHEAR WALLS.
- 12) PROVIDE ADDITIONAL CRAWL SPACE VENTS PER (E) VENTS BLOCKED BY NEW ADDITION.
- 13) MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA (R408.2).
- 14) ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING (R408.2).
- 15) 50% TO 70% OF EYEBROW VENTS SHALL BE IN THE UPPER 1/3 OF ROOF STRUCTURE.
- 16) PROVIDE ADDITIONAL ATIC VENTS PER (E) VENTS BLOCKED BY NEW ROOF.



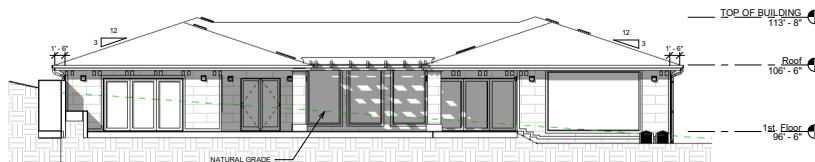
1 EAST ELEVATION
1/8" = 1'-0"



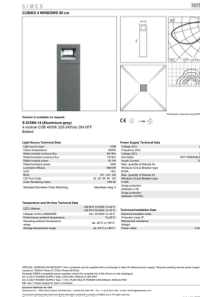
2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



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PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE
1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:

SHEET TITLE:

ELEVATIONS

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.:

A-11



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SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:

COMMENT BY CITY 08/09/2023



SHEET TITLE:

ADU ELEVATIONS

PROJECT ID: 612

DATE: 1/30/2023

SCALE: AS NOTED

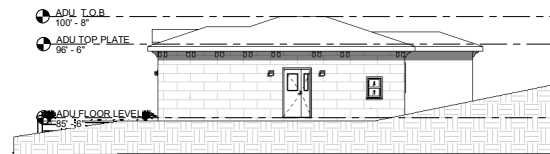
DRAWN BY: SMH

SHEET NO.:

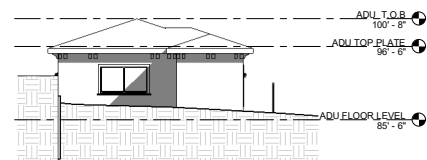
A-12



① ADU EAST ELEVATION
1/8" = 1'-0"



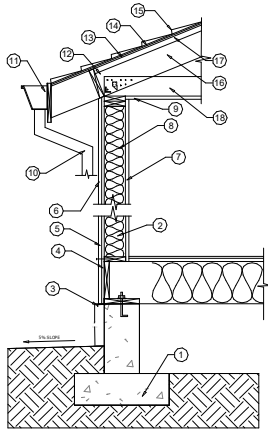
② ADU NORTH ELEVATION
1/8" = 1'-0"



④ ADU WEST ELEVATION
1/8" = 1'-0"



③ ADU SOUTH ELEVATION
1/8" = 1'-0"



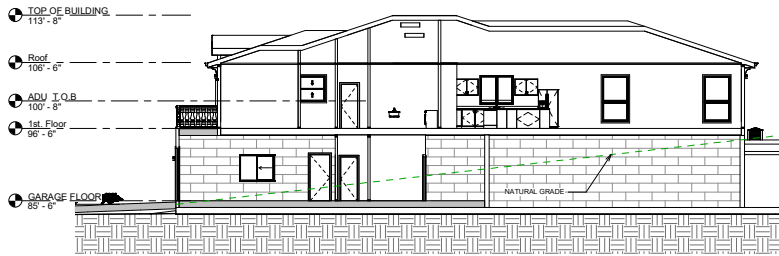
① TYPICAL WALL SECTION
1:10

KEY NOTES:

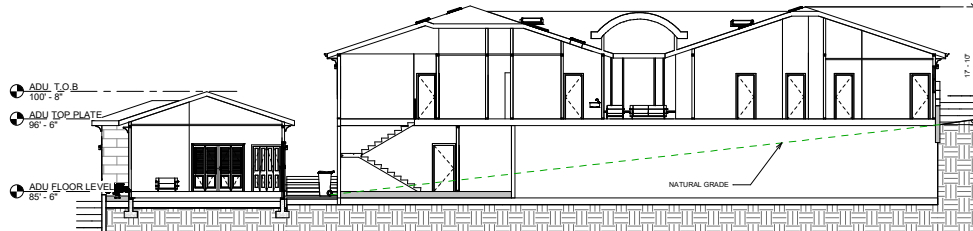
①	FOUNDATION PER PLAN
②	STUD WALL PER PLAN
③	STUCCO WEEP SCREED @ FOUNDATION PLATE LINE. 4" MIN. ABOVE PAVED AREAS, TYP.
④	WALL SHEATHING PER PLAN
⑤	2-LAYERS OF GRADE D PAPER AS WATER- RESISTIVE BARRIER
⑥	3-COAT OF 7/8" STUCCO APPLIED OVER METAL LATH OR WOOD SIDING
⑦	1/2" SHEETROCK
⑧	R-13 WALL INSULATION
⑨	5/8" SHEETROCK
⑩	NONCOMBUSTIBLE OR A MIN. OF SCHEDULE 40 PLASTIC PIPE DOWNSPOUT, TYP.
⑪	CORROSION RESISTANT GUTTER
⑫	ROOF FRAMING PER PLAN
⑬	ROOF SHEATHING PER PLAN
⑭	#30 FELT UNDERLAYMENT
⑮	ROOFING PER PLAN
⑯	R-38 INSULATION AT VAULTED AREA
⑰	1" AIR GAP BETWEEN INSULATION AND PLYWOOD.
⑱	R11 ATTIC INSULATION

NOTES:

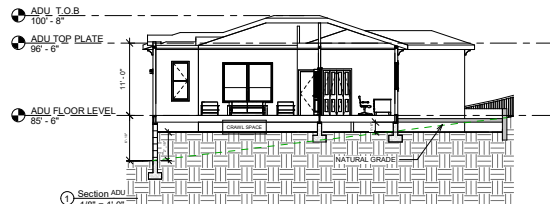
1. BUILDING SECTIONS ARE PROVIDED FOR SPATIAL
REFERENCE ONLY. FOR ROOF/CEILING FRAMING, FLOOR
FRAMING, AND FOUNDATION PLAN DETAILS, SEE STRUCTURAL
SHEETS, TYPICAL.
2. FOR INSULATION R-VALUES, SEE T24 ENERGY
CALCULATIONS.
3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING,
THAT INCLUDING WOOD SHEATHING, THAT REST ON
EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" FROM
LESS THAN 6" FROM: FROM EXPOSED EARTH SHALL BE
NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD,
PER CRC R317.1(2).



② Section 4
1/8" = 1'-0"



③ Section 3
1/8" = 1'-0"



④ Section ADU
1/8" = 1'-0"



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PROJECT:

SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:

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COMMENT BY CITY 08/09/2023

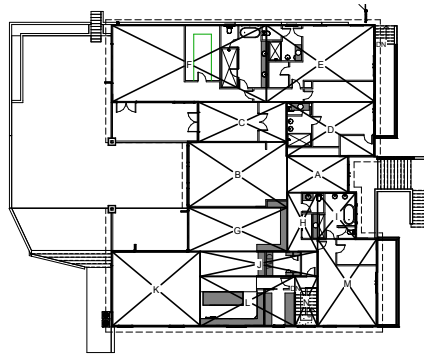
SHEET TITLE:

SECTIONS

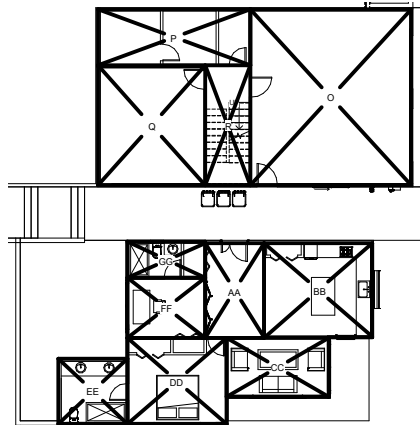
PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.:

A-13



1 MAIN FLOOR AREA CALC. PLAN
1/16" = 1'-0"



2 GARAGE/ADU FLOOR AREA CALC. PLAN
1/8" = 1'-0"

FLOOR AREA CALCULATIONS

COVERED PORCH, COVERED PATIO AND A.D.U ARE
EXEMPT FROM THIS CALCULATION

	SQUARE FOOTAGE
MAIN FLOOR LIVING AREA (CONDITIONED)	5998 SQFT.
GARAGE FLOOR AREA (UNCONDITIONED)	1280 SQFT.
A.D.U.	985 SQFT.
FRONT PORCH	178 SQFT.
BACK PATIO	2867 SQFT.
A.D.U. BACK YARD	320 SQFT.

LOT COVERAGE CALCULATIONS

A.D.U IS EXEMPT FROM THIS CALCULATION

	SQUARE FOOTAGE
LOT AREA	43750 SQFT.
BUILDING FOOTPRINT	6168 SQFT.
LOT COVERAGE (BUILDING FOOTPRINT/LOT SIZE)	14%
IMPERVIOUS HARDSCAPE (FRONT PORCH/STAIRS & DRIVEWAY)	1027 SQFT.
LOT COVERAGE (BUILDING FOOTPRINT+HARDSCAPE/LOT SIZE)	16.5%
PERVIOUS HARDSCAPE (SIDEWALK/BACK PATIO/A.D.U. BACK YARD)	4227 SQFT.

AREA SCHEDULE - STANDARD

AREA KEY	AREA NAME	AREA
A	MAIN FLOOR - ENTRANCE	203 SQFT.
B	MAIN FLOOR - LIVING ROOM	558 SQFT.
C	MAIN FLOOR - LIBRARY/OFFICE	325 SQFT.
D	MAIN FLOOR - BATH/BEDROOM 1	435 SQFT.
E	MAIN FLOOR - BATH/BEDROOM 2	758 SQFT.
F	MAIN FLOOR - MASTER BATH/BEDROOM	1082 SQFT.
G	MAIN FLOOR - DINING ROOM	393 SQFT.
H	MAIN FLOOR - BATHROOM/CLOSET	161 SQFT.
I	MAIN FLOOR - BATHROOM 3	165 SQFT.
J	MAIN FLOOR - LAUNDRY/STORAGE	265 SQFT.
K	MAIN FLOOR - FAMILY ROOM	606 SQFT.
L	MAIN FLOOR - KITCHEN/ PREP.KITCHEN	432 SQFT.
M	MAIN FLOOR - BEDROOM 3	481 SQFT.
N	MAIN FLOOR - STAIRCASE	113 SQFT.
O	GARAGE FLOOR - GARAGE	640 SQFT.
P	GARAGE FLOOR - STORAGE	195 SQFT.
Q	GARAGE FLOOR - MECHANICAL	290 SQFT.
R	GARAGE FLOOR - STAIRCASE	113 SQFT.
AA	A.D.U FLOOR - ENTRANCE/HALLWAY	130 SQFT.
BB	A.D.U FLOOR - KITCHEN	235 SQFT.
CC	A.D.U FLOOR - LIVING ROOM	143 SQFT.
DD	A.D.U FLOOR - BEDROOM	200 SQFT.
EE	A.D.U FLOOR - BATHROOM	104 SQFT.
FF	A.D.U FLOOR - OFFICE	107 SQFT.
GG	A.D.U FLOOR - BATHROOM	67 SQFT.



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SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:



SHEET TITLE:

DIAGRAM PLAN

PROJECT ID: 612

DATE: 1/30/2023

SCALE: AS NOTED

DRAWN BY: SMH

SHEET NO.:

A-14



① EXTERIOR 3D RENDER



② EXTERIOR 3D RENDER



③ EXTERIOR 3D RENDER



④ EXTERIOR 3D RENDER



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SINGLE FAMILY RESIDENCE**

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MILPITAS, CA 95035

REVISION TABLE:



SHEET TITLE:

3D VIEWS

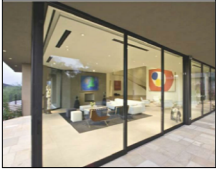
PROJECT ID: 612
DATE: 1/30/2023
SCALE: AS NOTED
DRAWN BY: SMH

SHEET NO.:

A-15



1 WHITE NATURAL Limestone VENEER WHITE SMOOTH SURFACE



2 BLACK PAINTED ALUMINUM WINDOWS AND DOORS



3 BLACK METAL ROOF BANGLES



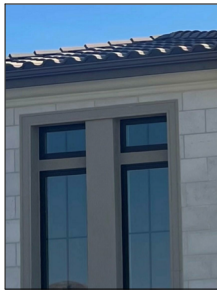
4 CONCRETE PLANTER



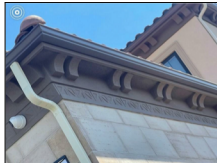
5 UMAX WOODEN PERGOLA (SIDED)



6 SMOOTH FRESH WHITE STUCCO



7 METAL WINDOW TRIM WITH OFF WHITE COLOR TO MATCH WHITE NATURAL Limestone



8 ROOF DESIGN FOR SOFFIT AND GABLE



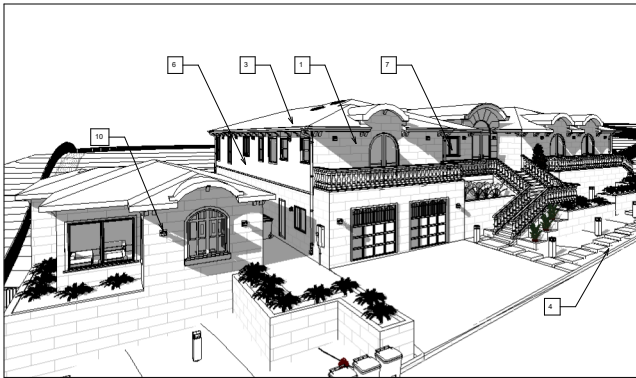
9 UMAX WOODEN PERGOLA (SIDED) JOINTS



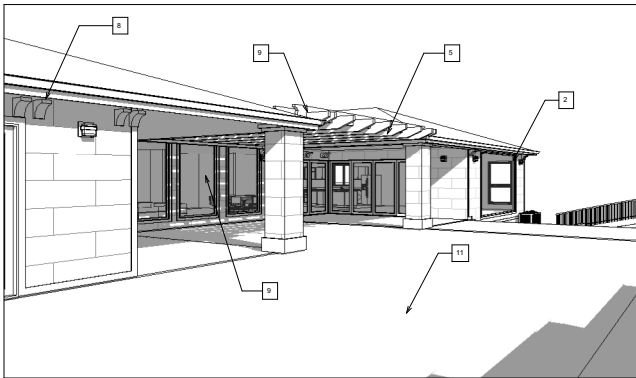
10 RANDOM OUTDOOR WALL LIGHT BY MODERN FORMS



10 MIXED MEDIUM TO LIGHT GREY PERVIOUS PAVERS



1 3D PERSPECTIVE FRONT-SIDE



2 3D PERSPECTIVE BACK-SIDE

Kasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:	

SHEET TITLE:

MATERIALS BOARD

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.:

A-16

WINDOWS SCHEDULES							
MARK	WINDOW TYPE	FLOOR	QTY	HEIGHT	WIDTH	TEMPERED	EGRESS DESCRIPTION
W-1	FIXED	FIRST FLOOR	6	96"	12"		
W-2	DOUBLE CASEMENT	FIRST FLOOR	1	48"	60"		
W-3	DOUBLE HUNG	FIRST FLOOR,ADU	5	48"	48"		
W-4	DOUBLE HUNG	FIRST FLOOR	1	60"	36"		
W-5	DOUBLE HUNG	FIRST FLOOR	2	48"	36"		
W-6	FIXED	FIRST FLOOR	1	36"	48"		
W-7	DOUBLE CASEMENT	FIRST FLOOR	1	52"	60"		
W-8	DOUBLE CASEMENT	FIRST FLOOR	1	60"	60"		
W-9	DOUBLE CASEMENT	FIRST FLOOR	1	60"	72"		
W-10	DOUBLE HUNG	FIRST FLOOR	2	84"	48"		
W-11	FIXED	FIRST FLOOR	3	108"	60"		
W-12	FIXED	FIRST FLOOR	1	60"	60"		
W-13	FIXED	FIRST FLOOR	1	108"	168"		
W-14	DOUBLE HUNG	ADU	1	24"	36"		
W-15	DOUBLE HUNG	ADU	1	36"	48"		
W-16	DOUBLE HUNG	ADU	1	32"	36"		
W-17	FIXED	ADU	2	12"	48"		
W-18	DOUBLE CASEMENT	ADU	1	84"	46"		
W-19	DOUBLE CASEMENT	ADU	1	84"	72"		
W-20	DOUBLE CASEMENT	ADU	1	90"	72"		
W-21	DOUBLE SLIDING	GARAGE	1	48"	64"		

DOORS SCHEDULES							
MARK	DOOR TYPE	FLOOR	QTY	WIDTH	HEIGHT	FUNCTION	DESCRIPTION
D-1	DOUBLE	FIRST FLOOR	1	80"	96"	EXTERIOR	ENTRANCE DOOR WITH SIDELITE
D-2	SINGLE FLUSH	BASEMENT/FIRST FLOOR	26	30"	80"	INTERIOR	
D-3	FRENCH	FIRST FLOOR	5	72"	96"	EXTERIOR	OUT SWING FRENCH DOOR
D-4	SLIDING	FIRST FLOOR	1	96"	84"	INTERIOR	
D-5	POCKET	FIRST FLOOR	1	34"	80"	INTERIOR	
D-6	DOUBLE	FIRST FLOOR	1	60"	80"	INTERIOR	
D-7	BI-FOLD	FIRST FLOOR	2	144"	96"	EXTERIOR	STACKABLE DOOR
D-8	BI-FOLD	FIRST FLOOR	1	192"	96"	EXTERIOR	STACKABLE DOOR
D-9	SINGLE FLUSH	BASEMENT	2	36"	84"	INTERIOR	FIRE RATED DOOR
D-10	GARAGE DOOR	BASEMENT	2	96"	78"	EXTERIOR	WITH WINDOW PANE
D-11	DOUBLE	ADU	1	51"	90"	EXTERIOR	ENTRANCE DOOR
D-12	BI-FOLD	ADU	1	84"	90"	INTERIOR	STACKABLE DOOR
D-13	BI-FOLD	ADU	4	49"	82"	INTERIOR	STACKABLE DOOR



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Kasrosafar

PROJECT:
SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

REVISION TABLE:



SHEET TITLE:

DOORS & WINDOWS
SCHEDULE

PROJECT ID: 6122

DATE: 1/30/2023

SCALE: AS NOTED

DRAWN BY: SMH

SHEET NO.:

A-17

GENERAL NOTES:

Laundry Rooms

Electrical:

- All new or altered lighting shall be high efficiency. [CNC 150.0(k)(1A)]
- All new or altered lighting shall be controlled by a vacancy sensor (a manual on, automatic-off occupancy sensor). [CNC 150.0(k)(2A) **(new in 2016 codes)**]
- All 125-volt receptacles in laundry areas (GFC) protection, including the clothes washer receptacle. [CNC 210.8(10) **(new in 2016 codes)**]
- Receptacle outlets shall be tamper-resistant except those within dedicated space for an appliance not easily moved from one place to another (behind clothes washer). [CNC 406.12A]
- A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the room cannot be on that circuit. [CNC 210.2C]
- All circuits supplying outlets or devices in the laundry area (including laundry areas in garages) must be AFCI protected. [CNC 210.12A] **(new in 2016 codes)**

Plumbing:

- Clothes washer standpipes must be 2-inch diameter. The vent of the trap must be roughed in 6-18 inches above the floor; the standpipe must be a minimum of 18 and a maximum of 30 inches above the trap. [CNC 804.1]

Mechanical:

- Clothes dryers in closets require a minimum of 100 sq. in. of makeup air, which can be supplied by louvers or undercutting the door. [CNC 504.4.1]
- Dryer ducts must be smooth-walled metal 4-inch diameter and not more than 14 feet in length, with an allowance of 2 90° bends in that 14 ft. Deduct 2 ft. for each additional 90° bend in excess of 2. [CNC 504.4.2.1]
- Ducts may not pass through plenums or be shared with other systems or vents. They cannot be connected with screws that penetrate the duct interior. [CNC 504.4]
- Dryer ducts must terminate on the building exterior in a backdraft damper. Screens or louvers cannot be installed. [CNC 504.4]
- Flexible transition ducts (connectors) between the dryer and the metal duct are allowed in lengths up to 6 feet and cannot be concealed within construction. [CNC 504.4.2.2 exception] They must be UL listed and labeled (LAL) as dryer transition ducts, and cannot be plastic.

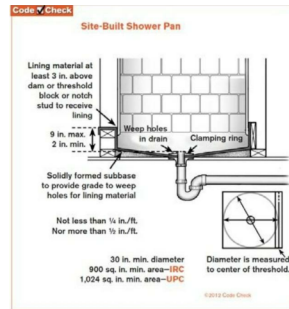


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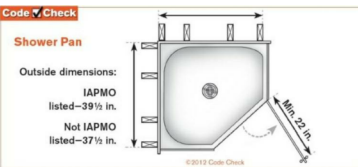
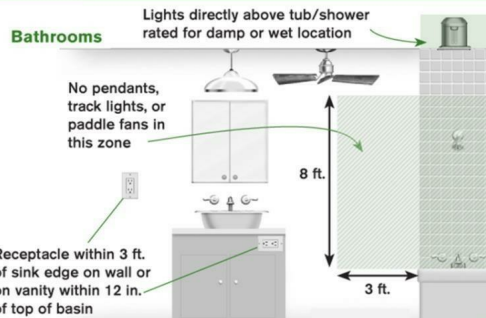
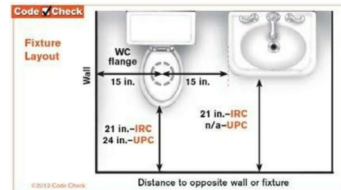
Page 7 of 7

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Residential Bathroom Remodel F&P O
Updated: 03/14/2020 (hhu)



BATHROOMS (Continued)

Bathroom Plumbing, General:

- All piping 1/2 inch or more in diameter and all hot water pipes associated with a recirculation system must be insulated with min. 1-inch thick insulation. Existing inaccessible piping does not require insulation. [CNC 150.0(j)(2)]
- Newly installed plumbing fixtures shall be water-conserving in compliance with the California Plumbing Code and Green Building Standards. Water closets shall not exceed 1.28 gallons per flush, showerheads shall not exceed 2.0 GPM and new lavatory faucets shall not exceed 1.2 GPM at 60 PSI. [CPC 407.2, 408.2 & 411.2] All existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements. See Water Conservation Certification Form.
- Bathroom Plumbing, Toilets & Sinks:**
 - Toilets and sinks require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl. [CPC 402.5] The maximum flow rate is 1.28 GPM. [CPC 403.3.1]
 - Lavatory sinks require a minimum of 24 inches front clearance. [CPC 402.5] **(new in 2016 codes)**
 - Showers require a minimum 2 inch drain and trap. [CPC Table 702.1]
 - All shower compartments shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch diameter circle. [CPC 408.6] The cuts may encroach on these size requirements. All surfaces shall be waterproof up to 72 inches above the drain inlet. [CNC R307.2] Thresholds shall be of sufficient width to accommodate a minimum 22 inch clear egress opening from the shower. [CPC 408.6]
 - Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 60 inches horizontally. [CPC R308.4.1A.5]
 - The maximum water temperature to a shower or tub/shower combination is 120°F. The water heater thermostat cannot be used as the control for this temperature. Valves shall provide scald and thermal shock protection, and be pressure-balanced, thermostatic, or combination pressure-balanced/thermostatic mixing in accordance with ASSE 1016 or ASME A112.18.1/CSA B125.1. [CPC 408.3]

Mechanical:

- Mechanical ventilation is required in all bathrooms with tubs or showers. The fan must move a minimum 50 CFM of air and be separately switched from the lighting. Fans that operate continuously can be 20 CFM. The duct must terminate on the exterior not less than 3 feet from openings into the building. [CNC 502.2.1]
- Baths with no tub or shower (half baths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which is operable. [CPC R303.3]

Tile & Backing:

- Water-resistant gypsum board (purple board) can be used as a tile backer board in areas that are not subject to direct exposure to water or high humidity. [CPC R702.3.1.1] Examples would be a wall behind a toilet or above a vanity countertop. Purple board cannot be used in a shower for direct application of tile. It can be used in showers behind a water-resistant membrane with mortar bed and other acceptable materials for application of tile in showers include cement board, fiber-cement or glass mat gypsum backer. [CPC R702.4.2]

CALIFORNIA FIRE CODE NOTES:

ELECTRONIC DOCUMENTS: THE FIRE CODE OFFICIAL MAY REQUIRE ELECTRONIC BASE DOCUMENTS FOR ALL CONSTRUCTION DOCUMENTS AND OPERATIONAL PERMITS. CFC SECTION 106.2.1, ADDED BY MMC SECTION V-300-2.28, AND CFC SECTION 106.1.1

2. AUTOMATIC FIRE SPRINKLER REQUIREMENTS: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE NEW DWELLINGS (MAIN, GUEST ADJ. ACCESSORY STRUCTURE) INCLUSIVE OF BASEMENTS AND GARAGES. MLPTAS MUNICIPAL CODE SECTION V-300-2.69, CFC SECTION 903.2.

3. FIRE DEPARTMENT ACCESS: FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE APPARATUS ACCESS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. FIRE APPARATUS ACCESS SHALL MEET THE FOLLOWING:

1. FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF EXTERIOR WALLS OF THE BUILDING STRUCTURE PER THE CALIFORNIA FIRE CODE SECTION 503.1
2. ARCHITECTURAL PLANS SHOWING THE FIRE ACCESS AT THE WEST SIDE OF THE BUILDING (SIMILAR TO 3D RENDERING 1/1615) SHALL BE REFLECTED ON ALL PLANS DURING PERMITTING.
3. THE PRIVATE ROAD SHALL BE DESIGNED FOR FIRE APPARATUS ACCESS. FIRE ACCESS DIMENSIONS, FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM). CFC SECTION 503.2.1.

EXCEPTION:

MLPTAS MUNICIPAL CODE XI-10-45.11-1

45.11-1: PRIVATELY OWNED AND MAINTAINED ACCESS FROM THE PUBLIC ROAD TO EACH SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF FOURTEEN (14) FEET IN WIDTH. TURNING RADIUS SHALL BE DESIGNED TO MEET THE FIRE DEPARTMENT'S REQUIREMENTS.

45.11-2: TURNOUT SPACE SHALL BE PROVIDED ON DRIVEWAY OVER ONE HUNDRED FIFTY (150) FEET IN LENGTH WITH A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET IF DRIVEWAY IS LESS THAN EIGHTEEN (18) FEET WIDE.

45.11-3: TURNAROUND: ALL DWELLING UNITS SHALL PROVIDE AN ON-SITE AREA FOR VEHICLES TO TURN AROUND IF SERVED BY A DRIVEWAY OVER ONE HUNDRED FIFTY (150) FEET IN LENGTH TO MEET FIRE DEPARTMENT'S REQUIREMENTS.

45.11-4: VERTICAL CLEARANCE: ALL PRIVATELY OWNED AND MAINTAINED ROADS AND DRIVES SHALL ASSURE A MINIMUM FOURTEEN (14) FOOT VERTICAL CLEARANCE.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER CAPABILITIES. BEARING CAPACITY SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 75,000 LBS BEARING CAPACITY FOR THE FIRE APPARATUS. CFC SECTION 503.2.3, D102.1

5. THE GRADE (MAXIMUM 10%) OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS. CFC SECTION 503.2.7

6. ACCESS CONTROL DEVICES: WHEN ACCESS CONTROL DEVICES INCLUDING BARS, GRATES, GATES, ELECTRIC OR MAGNETIC LOCKS OR SIMILAR DEVICES, WHICH WOULD INHIBIT RAPID FIRE DEPARTMENT EMERGENCY ACCESS TO THE BUILDING, ARE INSTALLED, SUCH DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. ALL ACCESS CONTROL DEVICES SHALL BE PROVIDED WITH AN APPROVED MEANS FOR DEACTIVATION OR UNLOCKING BY THE FIRE DEPARTMENT. ACCESS CONTROL DEVICES SHALL ALSO COMPLY WITH:

CHAPTER 10 EGRESS: KNOX BOX LOCATION SHALL BE AT 6 FEET ABOVE THE FINISH FLOOR, OR FIRE ACCESS WALKWAY OR ROAD. [REF: CFC 504.6, ADDED BY MMC V-300-2.54]

7. PREMISES IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. ADDRESS NUMBERS SHALL BE ILLUMINATED AND LOCATED WHERE THEY ARE CLEARLY VISIBLE FROM THE STREET. CFC SECTION 505

8. FIRE HYDRANT SYSTEMS: FIRE HYDRANT SYSTEMS SHALL COMPLY WITH 2022 CFC SECTION 507.5.1 THROUGH 507.5.6 AND APPENDIX C OR BY AN APPROVED METHOD. 202 CALIFORNIA FIRE CODE 507.5

9. FIRE FLOW: FIRE FLOW REQUIREMENTS FOR BUILDINGS OR PORTIONS OF BUILDINGS AND FACILITIES SHALL BE DETERMINED BY AN APPROVED METHOD OR APPENDIX B OR THE CITY OF MILPITAS ENGINEERING REQUIREMENT. 1. FIRE FLOW DATA BASED ON THE 7,862 SQUARE-FOOT TYPE VB BUILDING TOTAL AREA PROVIDED, A MINIMUM REQUIREMENT OF 1,250 GPM, TABLE B105.10) FOR HYDRANT. AVAILABLE FIRE FLOW SHALL BE TAKEN INTO CONSIDERATION WHEN DESIGNING THE FIRE SPRINKLER SYSTEM. WATER SUPPLY SHALL BE TAKEN INTO CONSIDERATION WHEN DESIGNING THE FIRE SPRINKLER SYSTEM.

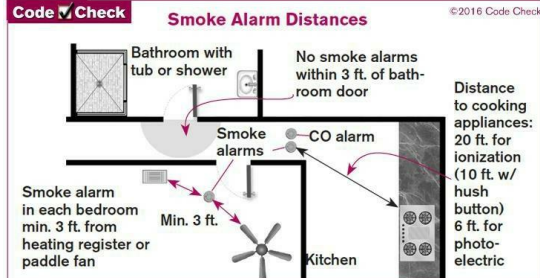
WATER SUPPLY SHALL BE REVIEWED AND APPROVED PER THE CITY OF MILPITAS ENGINEERING DEPARTMENT STANDARD AND THE MOST DEMANDING REQUIREMENT FOR DOMESTIC AND FIRE SERVICE WILL BE FOLLOWED. APPROVAL OF THIS PERMIT IS CONTINGENT UPON APPROVAL OF THE PRIVATE MAIN SUPPLY UNDER BUILDING PERMIT # B-S17-0022 & FIRE RECORD # 2017-1604. THESE PERMITS ARE FOR THE PRIVATE HYDRANTS ALONG TERRA VISTA COURT THAT ARE NOT YET APPROVED (CONTACT THE CITY OF MILPITAS ENGINEERING FOR FURTHER DETAILS).

10. WATER SUPPLY REQUIREMENTS: WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET (122M) FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. CFC SECTION 507.5.1

11. EXCEPTION: FOR GROUP R-3 AND GROUP U OCCUPANCIES, EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3, THE DISTANCE REQUIREMENT SHALL BE NOT MORE THAN 600 FEET

12. R OCCUPANCY - SMOKE ALARM: SINGLE- AND MULTIPLE-STATION SMOKE ALARMS, LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.7 AND NFPA 72.

13. THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEMS. A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2. THIS WILL INCLUDE THE RELOCATION OF THE ON-SITE FIRE HYDRANT UNDER A FIRE PERMIT FOR UNDERGROUND FIRE SERVICE LINES.



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Hassan Safar

PROJECT:

SANDHU RESIDENCE
SINGLE FAMILY RESIDENCE

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REVISION TABLE:

COMMENT BY CITY 12/15/2023

SHEET TITLE:

GENERAL NOTES

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.:

A-18

SKYLIGHT NOTES:

SEC 2409.4 SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4" ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE FRAME.

SKYLIGHTS MUST BE INSTALLED IN THE PLANE OF THE ROOF WHEN THE ROOF SLOPE IS 45 DEGREES OR GREATER FROM HORIZONTAL.

FOR OPENING SKYLIGHTS: SECTION 506-VENT TERMINATION

A) EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN SIX (6) INCHES (152.4 MM) ABOVE THE ROOF NON LESS THAN ONE (1) FOOT (3.0 M) FROM ANY VERTICAL SURFACE.

B) EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET (3.0 M) FROM OR AT LEAST THREE (3) FEET (0.9 M) ABOVE ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOR LESS THAN THREE (3) FEET (0.9 M) IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY AND STREET EXCEPTED FOR OIL.

C) TYPE-I VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE ROOF THROUGH WHICH IT PASSES NOT LESS THAN 4 FEET FROM AN PORTION OF THE BUILDING WHICH EXTENDS AT AN ANGLE OF MORE THAN 45° UPWARD FROM THE HORIZONTAL. FOR GAS-DIVENT TERMINALS, VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, NOT LESS THAN 1 FOOT ABOVE, ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO ANY BUILDING.

FLOOR PLAN NOTES:

- 1) TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3FT FROM ANY OPENINGS IN THE BUILDING (I.E., DRYERS, BATH, AND UTILITY FANS, ETC.) MUST BE 3FT AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
- 2) TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE FOR THE THERMOSTATIC MIXING VALVE TYPE. PER CPC 418.
- 3) TUB/SHOWER WALLS SHALL BE WATERPROOFED TO AT LEAST 72" ABOVE DRAIN, TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL BOND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CNC 307.2).
- 4) SHOWER HEADS SHALL HAVE A WATER FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. (CNCB 4.303.1.3.1) MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. (CNCB 4.303.1.4.1) MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. (CNCB 4.303.1.4.4)
- 5) WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. PER CPC 402.2.2
- 6) WATER HEATER PRESSURE RELIEF VALVE SHALL DRAIN TO AN EXTERIOR WALL PER CPC 608
- 7) EMERGENCY EGRESS FROM SLEEPING ROOMS: MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.1.2). MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.1.3). MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SF IN AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.50 FT (R310.1.1). BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURING FROM THE FLOOR. (R310.1) FILLED VENT ALL EXISTING EGRESS WINDOWS FOR COMPLIANCE.
- 8) WEATHER-EXPOSED LANONINGS, DECKS AND BALCONES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED, AND HAVE A MIN. 2% SLOPE FOR DRAINAGE. PER CPC R331.3

GLAZING IN HAZARDOUS LOCATIONS:

- A) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES (R308.4.2)
- B) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE FLOOR OR WALKING SURFACE. (R308.4.2)
- C) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS (R308.4.3):
 - 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR.
 - 3) TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
 - 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - 5) GLAZING IN RAILINGS. (R308.4.4)
- D) GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (R308.4.5)

PLUMBING NOTES:

- P1. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC SHOCK PROTECTION. (408.3 CPC)
- P2. KITCHEN RANGE HOODS ARE REQUIRED WITH A MINIMUM OF 100 CFM AND MUST VENT TO THE EXTERIOR. ANSI/ASHRAE STANDARD 62.2 AND CMC TABLE 403.7. CMC 402.1.2 & 504.5.
- P3. DISHWASHING MACHINES: SHALL DISCHARGE INDIRECTLY THROUGH A LISTED AIR GAP FITTING LOCATED IN THE DISCHARGE SIDE OF THE DISHWASHER. SUCH FITTING SHALL BE LOCATED ABOVE THE FLOOR LEVEL OF THE SINK OR DRAIN BOARD. CPC 414.3 & CPC 608.4
- P4. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 1024 SQUARE INCHES AND BE ABLE TO ACCOMMODATE A MINIMUM 30 INCH CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70 INCHES ABOVE SHOWER DRAIN. (CPC 408.6)
- P5. SHOWER DOORS SHALL OPEN 50 AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
- P6. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408-3)
- P7. NO WATER CLOSET OR BISET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BISET SHALL BE NOT LESS THAN 24 INCHES. (CPC402.5)
- P8. TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE FOR THE THERMOSTATIC MIXING VALVE TYPE. PER CPC 418.
- P9. TUB/SHOWER WALLS SHALL BE WATERPROOFED TO AT LEAST 72" ABOVE DRAIN.
- P10. SHOWER HEADS SHALL HAVE A WATER FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. (CNCB 4.303.1.3.1) MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. (CNCB 4.303.1.4.1) MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. (CNCB 4.303.1.4.4)
- P11. WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. PER CPC 402.2.2
- P12. WATER HEATER PRESSURE RELIEF VALVE SHALL DRAIN TO AN EXTERIOR WALL PER CPC 608
- P13. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES. (504.4, 504.5 CPC) THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN, WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. SHOW THE DRAIN LINE ON THE PLANS. (CPC 608.5)
- P14. PLACE THE WATER HEATER WHICH IS IN THE GARAGE ON TOP OF A PLATFORM WHICH PLACES THE SOURCE OF IGNITION AT LEAST 18" ABOVE THE FLOOR LEVEL. APPLIANCES SUCH AS THE WATER HEATER, INSTALLED IN THE GARAGE WHERE THEY MAY BE SUBJECT TO MECHANICAL DAMAGE, SHALL BE ELEVATED OR INSTALLED BEHIND PROTECTIVE BARRIERS. (CPC 507.13)
- P15. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. (CPC 603.5.7)

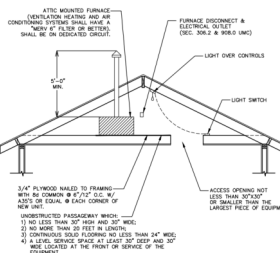
MECHANICAL NOTES:

- M1. HABITABLE SPACE WILL BE PROVIDED WITH A HEATING SYSTEM CAPABLE IS CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN THE NEW ADDITION. CRC R303.9.
- M2. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. SKYLIGHTS SHALL BE A MINIMUM 3 FEET AWAY FROM THE PROPERTY LINE. CNC 504.3.
- M3. WATER HEATER AT GARAGE: APPLIANCES AND RECEPTABLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CNC 308.6)
- M4. DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FORM CLOTHES DRYER TO THE POINT OF TERMINATION PER CNC 504.3.1.2. (DUCT SHALL TERMINATE AT LEAST 36" FROM OPENINGS INTO BUILDING)

FURNACE NOTES:

- ELECTRICAL REQUIREMENTS
- AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH TYPE OF EQUIPMENT SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS TO MEET THESE PROVISIONS. (CNC 310.1)
- A) A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CNC 422.1.2)
- A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CNC 310.1)
- A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTENANCE OF EQUIPMENT IS REQUIRED AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDED AT THE ACCESS ENTRANCE. (CNC 210.70)
- DUCT AIR LEAKAGE TEST (CEES 150.2(B)(1)(E)). AN AIR LEAKAGE TEST, PERFORMED BY A HERS RATER, IS REQUIRED FOR EXISTING DUCTS WHENEVER THE EXISTING FURNACE IS REPLACED. AT THE FINAL INSPECTION, THE CF-3R FORM COMPLETED BY A HERS RATER IS REQUIRED TO BE PROVIDED TO THE BUILDING INSPECTOR. A LISTING OF CERTIFIED HERS RATES MAYBE FOUND AT: <http://www.energy.ca.gov/hers/providers.html>
- WARM-AIR FURNACES AND UNIT HEATERS RATED AT LESS THAN 225,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 78% ANNUAL FUEL UTILIZATION EFFICIENCY. COMBUSTION AIR (CMC CHAPTER 7)
- THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED.
- CLEARANCE FROM COMBUSTIBLE MATERIALS (CNC 904.2) THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ANCHORAGE OF EQUIPMENT (CNC 303.5)
- EXISTING VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE.
- PIPE AND FITTINGS USED TO VENT APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHEN PRIMER IS REQUIRED, IT SHALL BE OF A CONTRASTING COLOR.
- LOCATED IN AN ATTIC (CMC CHAPTER 8)
- FURNACES LOCATED IN AN ATTIC AREA SHALL COMPLY WITH THE DIAGRAM AT THE BOTTOM OF THIS PAGE. ADDITIONALLY, THE ATTIC AND ROOF IS CONVENTIONALLY FRAMED, CEILING JOIST UNDER THE LOCATION OF THE FURNACE UNIT SHALL BE DOUBLED WITH A MINIMUM 2X6 JOISTS.
- SEEDMENT TRAP (CNC 1212.6)
- A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE AS PRACTICABLE TO THE EQUIPMENT AS PRACTICABLE.
- COOLING UNITS LOCATED IN THE ATTIC SHALL HAVE AN ALTERNATE METHOD FOR CONDENSATE OVEFLOW SHALL BE PROVIDED IN ACCORDANCE WITH ONE OF THE FOLLOWING (CMC 310.1):
- A) A WATER LEVEL DETECTING DEVICE THAT WILL SHUT OFF THE EQUIPMENT OR APPLIANCE IN THE EVENT THE PRIMARY DRAIN IS BLOCKED.
- B) AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.
- C) AN ADDITIONAL DRAIN LINE AT A LEVEL THAT IS HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION OF THE DRAIN PAN.
- D) AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIALS WITH A WATER LEVEL DETECTION DEVICE INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVER-FLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN AND TO SHUT OFF THE EQUIPMENT.
- NOTE: THE ADDITIONAL PAN OR THE ADDITIONAL DRAIN LINE CONNECTION SHALL BE PROVIDED WITH A DRAIN PIPE OF NOT LESS THAN 1/2 OF AN INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT IS READILY OBSERVED.

FURNACE NOTES:



NOTE: AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.

TUB/SHOWER REQUIREMENTS:

- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE-BALANCING SET AT A MAXIMUM 120° F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE-LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT SHALL BE ADJUSTED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE, ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.3, 408.6)
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
- HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CNC 680.70)
- UNDERLAMENT MATERIAL, USED AS BACKERS FOR WALL TILI OR ENCLOSED SURFACES IN TUB AND SHOWER STALLS, SHALL BE EITHER GLASS MAT/FIBER-REINFORCED OSGOND BACKING PANELS (I.E. DENSESHIELD, DENS KNOX FIBER), NON-ABSORBENT FIBER-GLASS/FIBER MAT BACK BOARD (I.E. HARDBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED TO STUDS, OVERLAPPED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2209 AND CRC R702.4)
- SHOWER FLOORS SHALL BE UNED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL BE A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO KEEP HATES. (CNC 408.7)
- WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BE RECEPTACLE 8 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT FLOOR FINISH THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE DRAIN SURFACES MEETS THE VERTICAL SURFACES OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED 1/4" PER FOOT AND 1/2" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
- IF A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

WATER CLOSET REQUIREMENTS

- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
- TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4)
- TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND-BLASTED, ACID ETCHED, CERAMIC-FIRED, LASER ETCHED, OR EMBOSSED).
- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.
- ELECTRICAL AND LIGHTING REQUIREMENTS
- ALL RECEPTABLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CNC 210.8, 210.11, 406.12)
- ALL FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY BE CONTROLLED BY THE LIGHTING SWITCH, GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(1), 150.0(3))
- ALL DRYER MUST BE EQUIPPED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHROOM ROOF OR SHOWER STALL THRESHOLD SHALL BE BETTER FOR A DAMPPANTRAP, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CNC 410.10)

GREEN BUILDING NOTES:

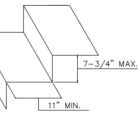
- GB1. THE MANDATORY PROVISIONS OF THE GREEN BUILDING STANDARDS CODE SHALL APPLY TO NEW BUILDINGS AND ADDITIONS OR ALTERATIONS WHERE THE CONDITIONED AREA, VOLUME OR SIZE IS INCREASED. [301.1.1 CGBC]
- GB2. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. [4.503.1 CGBC]
- GB3. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN REDUCING WASTE AT LEAST 65%. [R334.1 CRC]
- GB4. BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. [R303.3.1 CRC]

AIR CONDITIONING NOTES:

- DUCT AIR LEAKAGE TEST – AN AIR LEAKAGE TEST, PERFORMED BY A HERS RATER, IS REQUIRED FOR EXISTING DUCTS. AT THE FINAL INSPECTION, THE HERS REPORT COMPLETED BY A HERS RATER IS REQUIRED TO BE PROVIDED TO THE BUILDING INSPECTOR. (CEES 150.2(B)(1)(E))
- A LISTING OF CERTIFIED HERS RATES IS ON-LINE AT: <http://www.energy.ca.gov/hers/providers.html>
- CONDENSING UNIT EFFICIENCY –CONDENSING UNITS RATED UP TO 45,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 14 SEER AND 12.2 EER.
- DISCONNECT – AN ELECTRICAL DISCONNECT FOR THE UNIT SHALL BE PROVIDED WITHIN SIGHT OF THE UNIT AND READILY ACCESSIBLE (NOT MOUNTED BEHIND THE UNIT). THE MAIN ELECTRICAL PANEL SHALL BE LABELED WITH THE CIRCUIT FOR THE NEW EQUIPMENT. (CNC 440.11, 440.14, AND 408.4(A))
- SLAB OR PLATFORM – THE CONDENSER UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3 INCH THICK SLAB OR APPROVED PLATFORM. (CNC 1105.2)
- RECEPTACLE – PROVIDE A 15 OR 20 AMP RECEPTACLE AT AN ACCESSIBLE LOCATION WITHIN 25 FEET OF THE CONDENSER UNIT. IF LOCATED OUTSIDE THE RECEPTACLE SHALL BE GFCI PROTECTED, WATER-RESISTANT, AND IN A WEATHERPROOF COVER (BUBBLE COVER). (CNC 210.63, 210.8, AND 406.9)
- CONDENSATE DRAINAGE – THE CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE. (CMC 310.1, 310.6, 1105.7)
- INSULATION – INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETEIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE. (CEES 150.0(M)9)
- REFRIGERANT PORT PROTECTION – THE REFRIGERANT CIRCUIT ACCESS PORT SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. (CMC 1105.11)
- CLEARANCE TO CLOTHES DRYER VENT – WHEN LOCATED OUTDOORS, THE CONDENSING UNIT SHALL BE A MINIMUM OF FIVE FEET FROM THE TERMINATION OF A CLOTHES DRYER VENT. (CEES 150.0(H)3(A))

STAIRS NOTES:

- 1) MAX. 7 3/4" RISE AND MIN. 10" RUN, FROM NOSING TO NOSING. A NOSING MEASURING 3/4" MIN. TO 1-1/4" MAX. IS REQUIRED WHERE THE TREAD DEPTH IS LESS THAN 11".
- 2) MIN. 6"-8" VERTICAL HEADROOM MEASURED AT TREAD NOSINGS.
- 3) LANDING DEPTH IN DIRECTION OF TRAVEL: 36" MIN. LANDING WIDTH: EQUAL TO DOOR WIDTH IT IS SERVING.
- 4) WEATHER-EXPOSED LANDINGS, DECKS AND BALCONES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED AND HAVE A MIN. 2% SLOPE FOR DRAINAGE PER CRC R311.3



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SHEET TITLE:

ARCHITECTURAL NOTES

PROJECT ID: 612

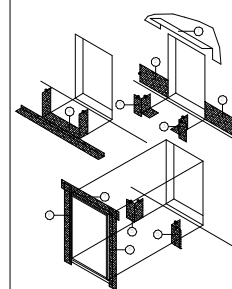
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SHEET NO.:

A-19



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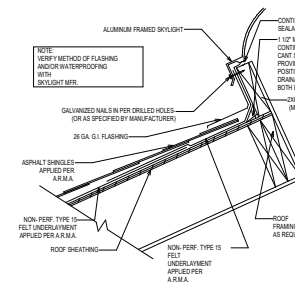
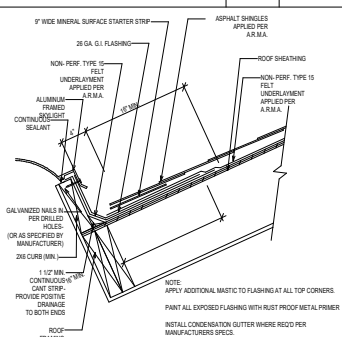
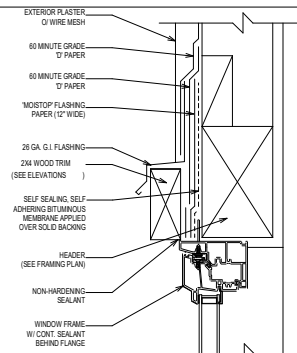
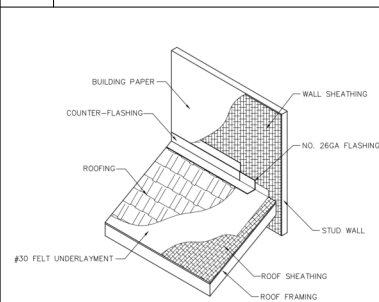
SHEET TITLE:

ARCHITECTURAL DETAILS

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-20

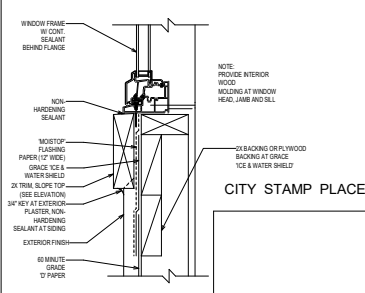
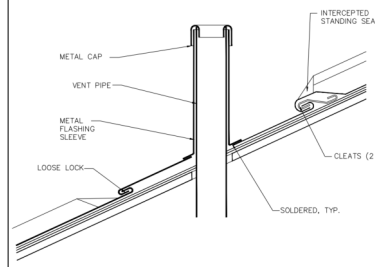
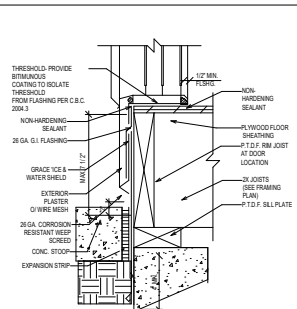
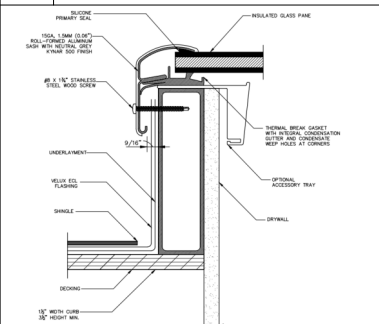


HEADWALL FLASHING DETAIL

WINDOW HEAD DETAIL

SKYLIGHT DETAIL ON ASPHALT SHINGLES 1

SKYLIGHT DETAIL ON ASPHALT SHINGLES 2



SKYLIGHT FLASHING DETAIL

THRESHOLD AT SLIDING DOOR AT RAISED WOOD FLOOR

ROOF VENT FLASHING DETAIL

**SILLWITH 2X TRIM
DETAIL**

[illegible][illegible][illegible][illegible]

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SHEET TITLE:

RESIDENTIAL MANDATORY MEASURES

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-22

CITY STAMP PLACE

CG-1

Types of VOCs in a Liter of Coating		VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS		
COATING CATEGORY		
Flat coatings		50
Aluminum and zinc-rich primers		100
Nonflat high-gloss coatings		100
SPECIALTY COATINGS		
Aluminum and zinc-rich primers		400
Isocyanate specialty coatings		400
Bituminous roof coatings		50
Aluminum and zinc-rich primers		100
Wood finishes		350
Concrete curing compounds		350
Noncorrosive sealers		100
Driveway sealers		50
Dry fix coatings		150
Non-flaming coatings		100
Fire resistive coatings		350
Floor coatings		100
Non-cement compounds		100
Graphite are coatings (gum points)		500
High temperature coatings		420
Aluminum maintenance coatings		100
Low solids coatings		120
Magnesium cements coatings		420
Alkali, brine, concrete and masonry		100
Metallic pigment coatings		500
Pellicle coatings		100
Preventative water barriers		420
Primers, sealers, and undercoaters		100
Aluminum and zinc-rich primers		100
Refractory painting sealers		50
Recoated coatings		100
Shelf coatings		50
Water preventative coatings		100
Clear		700
Opaque		500
Specialty primers, sealers and undercoaters		100
Waterproofing		420
Sealant/concreters		420
Swimming pool coatings		300
Thin film coatings		420
Tin and the reform coatings		420
Waterproofing membranes		420
Wood coatings		275
Wood preservatives		350
Zinc-rich primers		340

1. Exemptions of VOCs from this coating, including water and including exempt compounds.

2. The specified limits remain in effect unless revised limits are later established by the California Air Resources Board.

3. Values in the table are derived from those specified by the California Air Resources Board, Architectural Coatings Segment Control Committee, 1990. The values in this table are not intended to be used as a basis for setting limits on VOC content.



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MILPITAS, CA 95035

REVISION TABLE:



SHEET TITLE:

CALGREEN NOTES

PROJECT ID:	612
DATE:	1/30/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

CG-2

CALGREEN 2019 NOTES:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.
2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS, SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED
EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.
3. NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTIONS 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.
EXCEPTIONS:
A. WHERE COUNTY OF SANTA CLARA HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE.
B. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.
4. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR UNINSTALLABLE AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT LIMITS. WOODSTOVES, PELLET STOVES AND FIRE-PLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.
5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ. FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE. TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES:
A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILETS.
B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWER HEADS.
C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWER HEAD.
D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 80 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.
7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.
8. NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.
9. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS
IN SOLE-BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.
10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.
1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE - SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH.
B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER DETAILS.
11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.
12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES
ALL OF THE REQUIRED INFORMATION SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.
13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIRE-PLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.
14. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM.
15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1108 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.
17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR R00 IN SECTION 94522(a)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(e)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.
18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.
19. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
C. NSF/ANSI 140 AT THE GOLD LEVEL.
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
20. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.
21. WHERE RESILIENT FLOORING IS USED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350). CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSOURCE PROGRAM.
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.
22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.
23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CBC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.
B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.
24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.
25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 5 TO 90 PERCENT TO A MAXIMUM OF 80 PERCENT.
2. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL 1-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.
28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

CITY STAMP PLACE



ABBREVIATIONS			
DESCRIPTION		DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BFP	BACK FLOW PREVENTER	PCEV	PG&E VAULT
BO	BLOW OFF	R_PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
BWAL	BLACK WALNUT TREE	PPP	PLASTIC PERFORATED PIPE
CF	GARAGE FINISH FLOOR (BACK)	PSE	PUBLIC SERVICE EASEMENT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLSW	CENTERLINE SWALE	R/W	RIGHT OF WAY
CO	CLEANOUT		
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CONTROL POINT	SD	STORM DRAIN
DDW	DIRT DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SS	SANITARY SEWER LINE
DETAIL	DAYLIGHT	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROUER	SW	SIDEWALK
EP	EDGE OF PAVEMENT ELEVATION	TC	TOP OF CURB
EUC	EUCALYPTUS TREE	TB	TOP OF BANK
EX	EXISTING	TOS	TOP OF SLOPE
FF	FINISHED FLOOR	IT	TOP OF FOUNDATION
FG	FINISH GRADE	TOD	TOP OF DECK
FH	FIRE HYDRANT	UG	UNDERGROUND GAS
FL	FLOW LINE	USS	UNDERGROUND SANITARY SEWER
FNC	FENCE	UST	UNDERGROUND STORM DRAIN
FOG	FOG LINE	UT	UNDERGROUND TELEPHONE
GB	GRADE BREAK	UW	UNDERGROUND WATER
GFF	GARAGE FINISHED FLOOR (FRONT)	VCP	VITRIFIED CLAY PIPE
GUY	GUY WIRE	WL	WHITE LINE STRIPE
HP	HIGH POINT	WLK	WALKWAY
IP	IRON PIPE	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE
C&G	CURB AND GUTTER	YL	YELLOW LINE STRIPE

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		FILL AREA LIMIT
		CUT AREA LIMIT
		CONTOUR
		WATER LINE
		STORM DRAIN PIPE (SOLID)
		SANITARY SEWER PIPE
		SUBDRAIN PIPE (PERFORATED)
		OVERHEAD UTILITIES WITH POLE
		GAS LINE
		ELECTRIC LINE
		JOINT TRENCH
		STREET LIGHT VAULT
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROUER
		WATER METER
		TREE WITH TRUNK
		6' WOODEN FENCE
		SPOT ELEVATION
		TREE PROTECTION FENCE
		5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		SPLASH BLOCK

GRADING AND DRAINAGE PLANS NEW SINGLE FAMILY HOUSE 1327 TERRA VISTA CT., MILPITAS, CA 95035 APN: 029-07-011

NOTE :

—ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE, CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT.

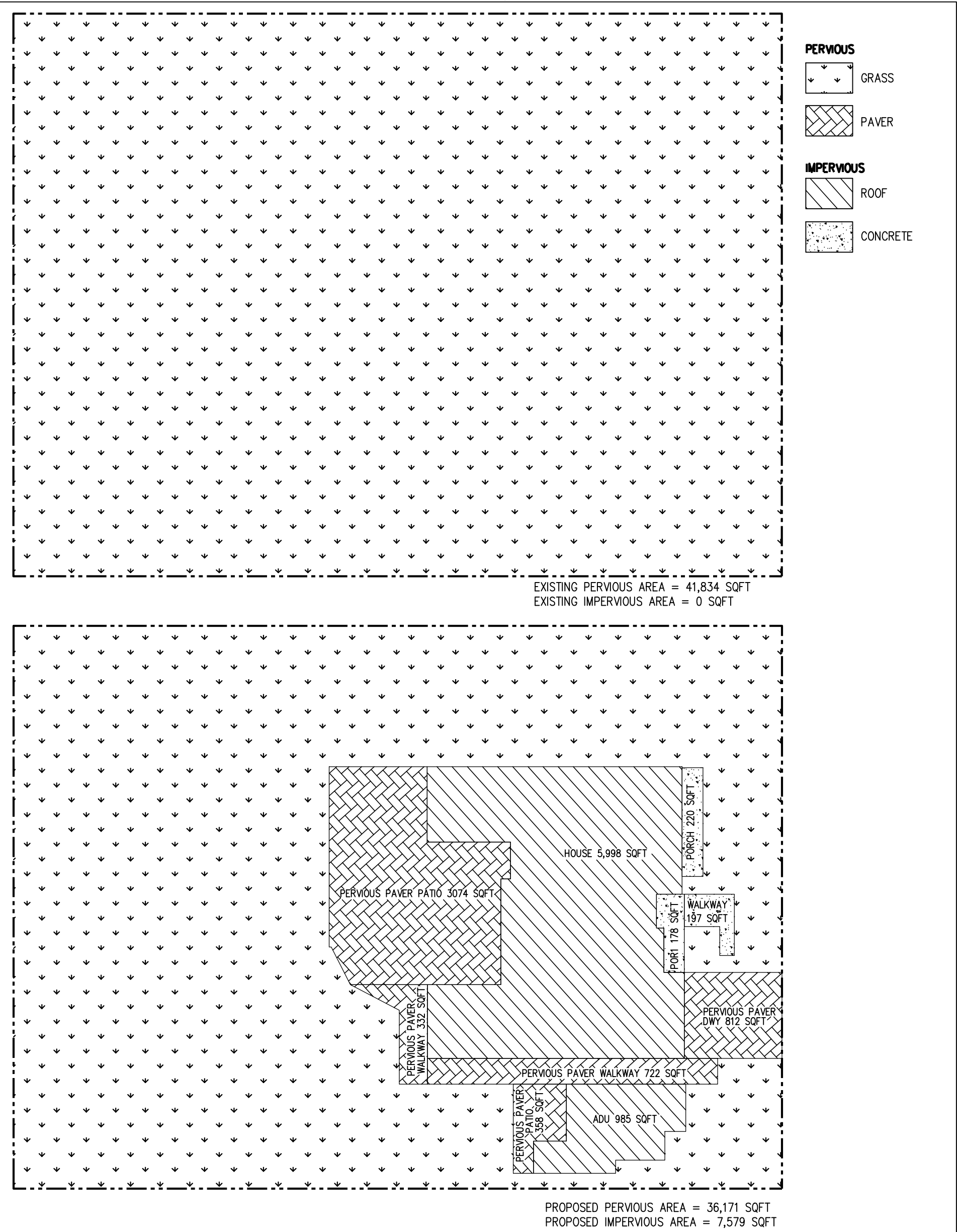
—PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY,A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

—GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

—THE PROPOSED ON-SITE WATER AND SEWER DISTRIBUTION ARE TO BE PRIVATE SYSTEM, PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, NOT PUBLICLY MAINTAINED BY THE CITY.

—PER SECTION 2.6, THE OWNERS OF LOTS WITHIN THE PROJECT WITH RESPECTS TO SANITARY SEWER, DRAINAGE, WATER, ELECTRIC, GAS, TELEVISION RECEIVING, TELEPHONE EQUIPMENT, FIBER OPTIC OR OTHER CABLES AND LINES (UTILITY FACILITIES), THE OWNERS OF ANY LOTS SERVED BY SAID UTILITY FACILITIES, SHALL HAVE THE FULL RIGHT TO REASONABLE ACCESS FOR THEMSELVES OR FOR UTILITY COMPANIES TO REPAIR, TO REPLACE AND GENERALLY MAINTAIN SAID UTILITY FACILITIES.

PERVIOUS & IMPERVIOUS AREA



DRAINAGE NOTES

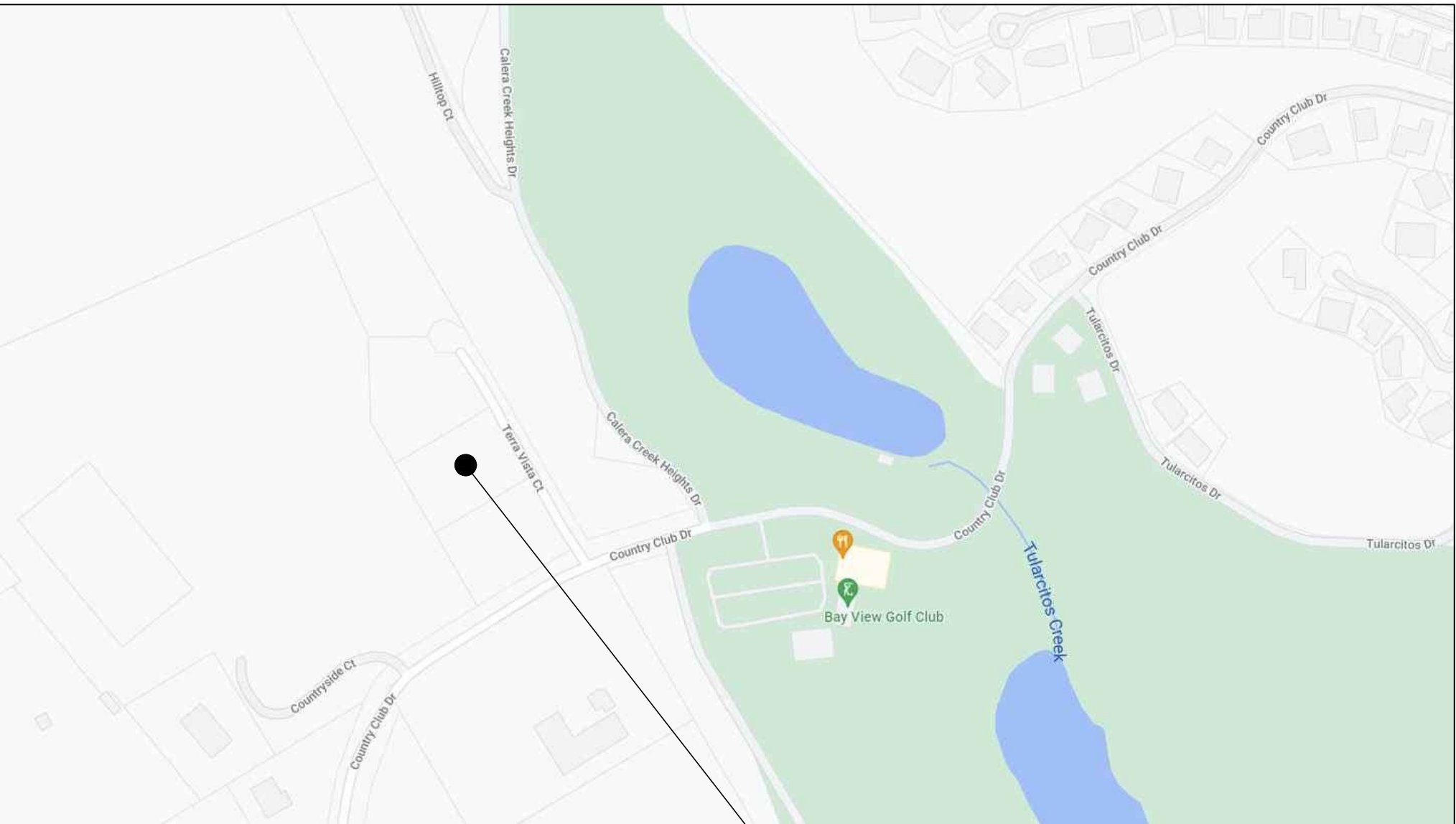
- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof down spouts shall discharge onto splash blocks and directed away from building.
- On site storm drain lines shall consist of PVC—SCH 40 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

FOUND SURVEY MONUMENTS, RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK:754 PAGE:54 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL
ELEVATION=99.62' (ASSUMED DATUM)

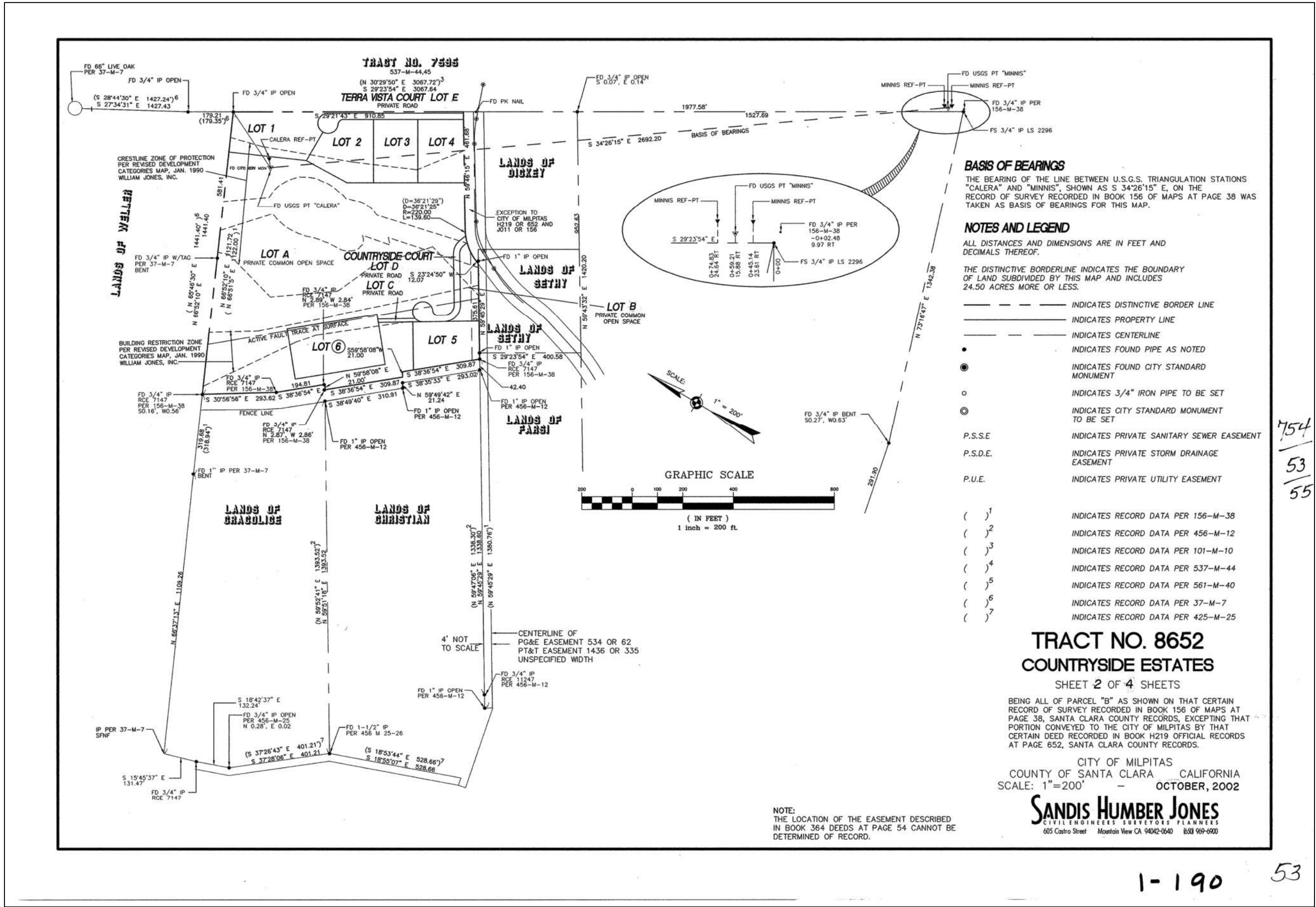


LOCATION MAP
N.T.S.

PROJECT SITE

SHEET INDEX:

- | | |
|-----|-----------------------------|
| C-1 | COVER SHEET/ NOTES/ DETAILS |
| C-2 | SITE PLAN |
| C-3 | GRADING AND DRAINAGE PLAN |
| C-4 | DETAILS |
| C-5 | EROSION CONTROL PLAN |



EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE/ ADU	28	222		
PATIOS/ PORCH WALKWAY	152	135		
SITE	76	0		
TOTAL	256	357	0	101

NOTE:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

GEOTECHNICAL ENGINEER OF RECORD

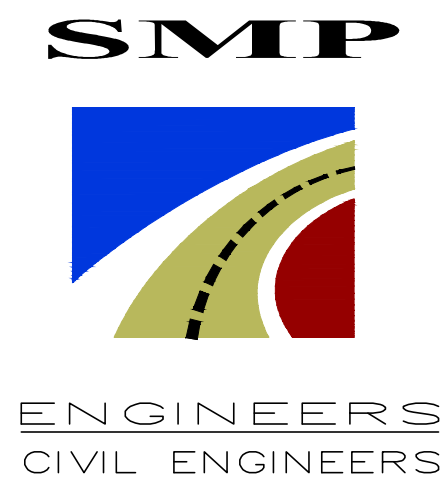
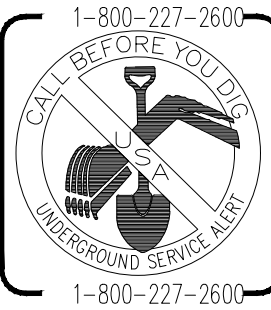
THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY Wayne Ting DATED 6/5/2024

BY C.E.G. # BY G.E. # C 46276

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
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GRADING AND DRAINAGE PLANS NEW SINGLE FAMILY HOUSE 1327 TERRA VISTA CT., MILPITAS, CA 95035 APN: 029-07-011 COVER SHEET

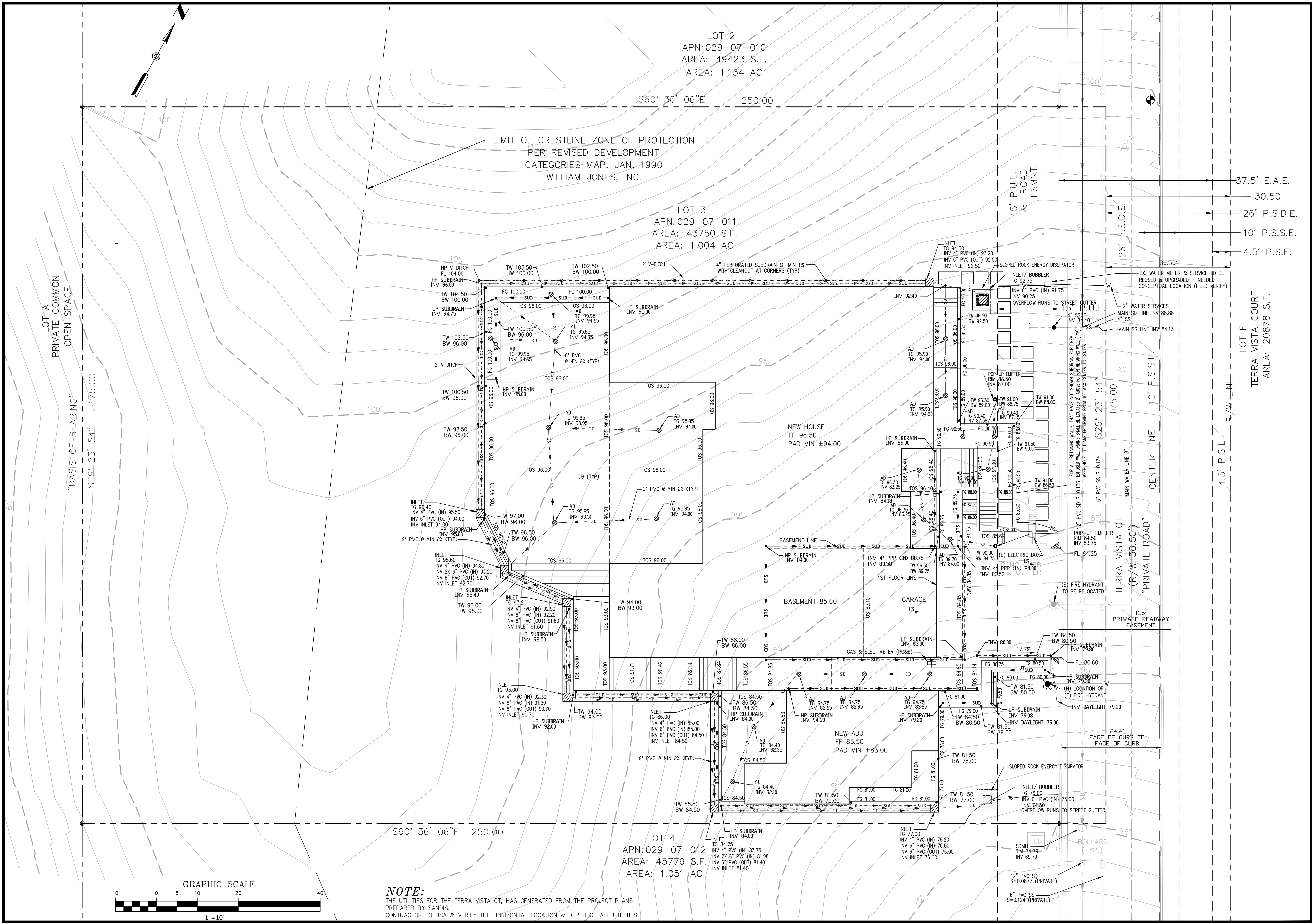
Revisions:



Date: 01/15/2024
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 222107

Sheet:

1 OF 5
C-1





ENGINEERS
CIVIL ENGINEERS

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OWNER:

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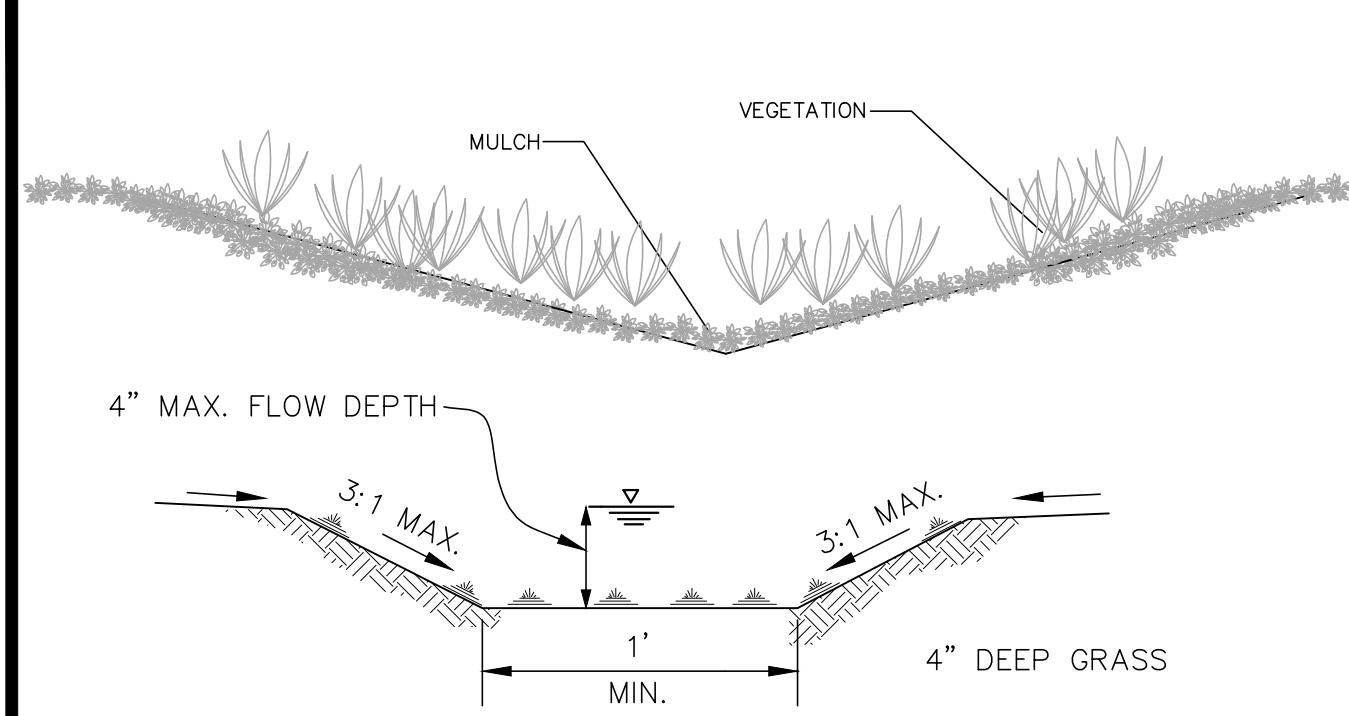
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
1927 TERRA VISTA CT., MILPITAS, CA 95035
APN: 029-07-011
GRADING AND DRAINAGE PLAN

Revisions:

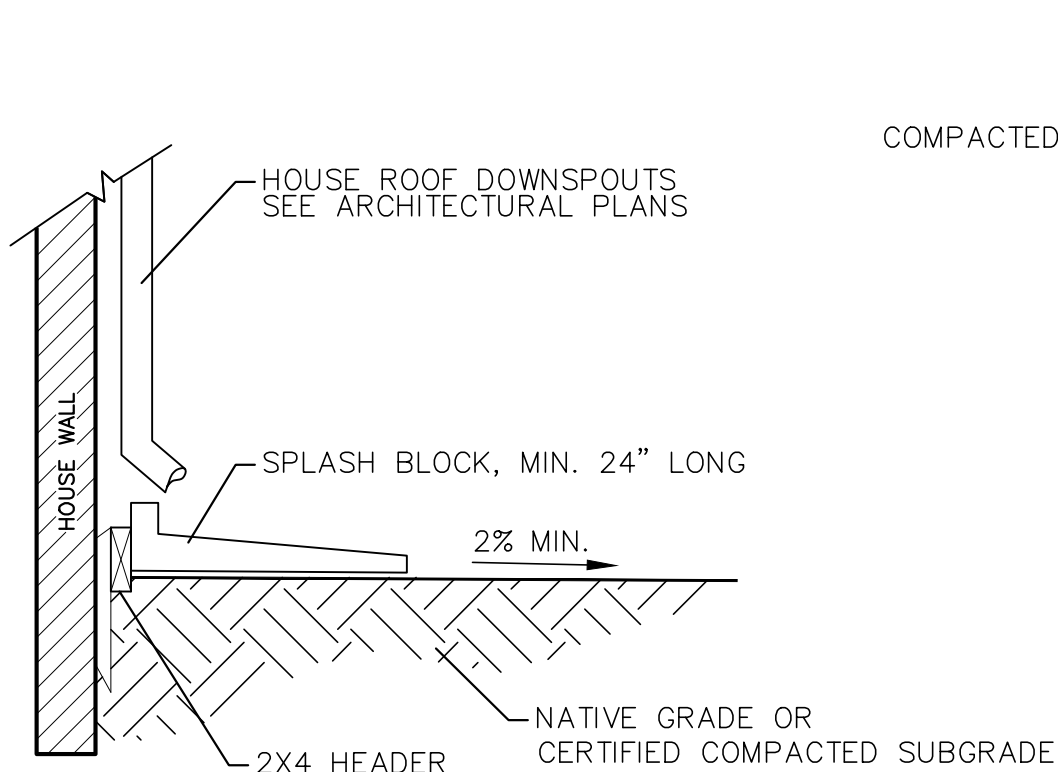


Saeid Razavi

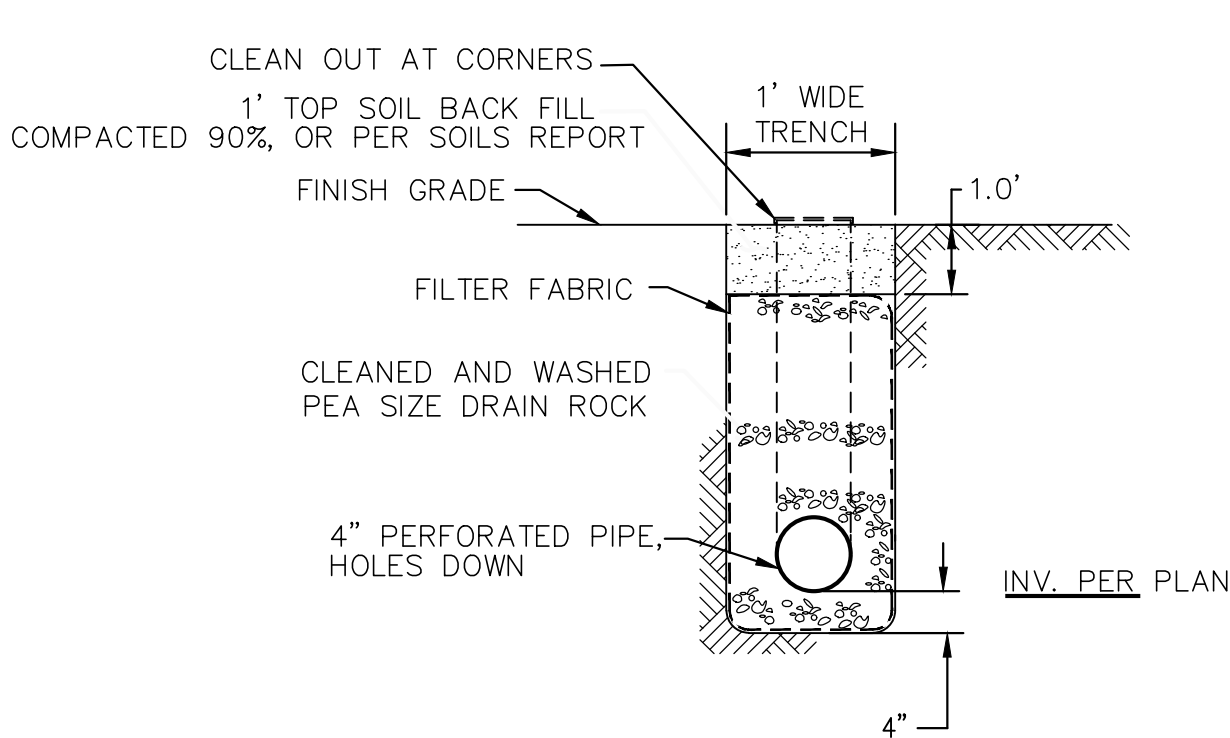
Date: 01/15/2024
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222107
Sheet: 3 OF 5
C-3



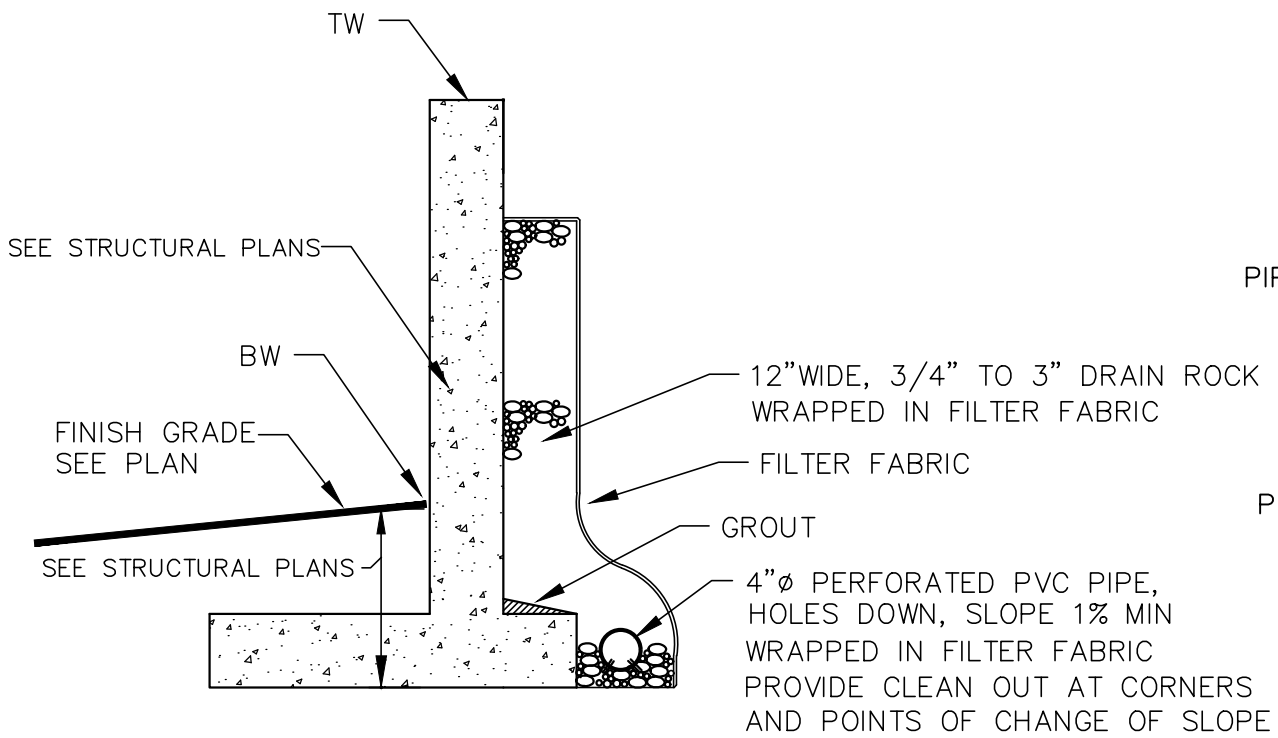
EARTH SWALE DETAIL
N.T.S.



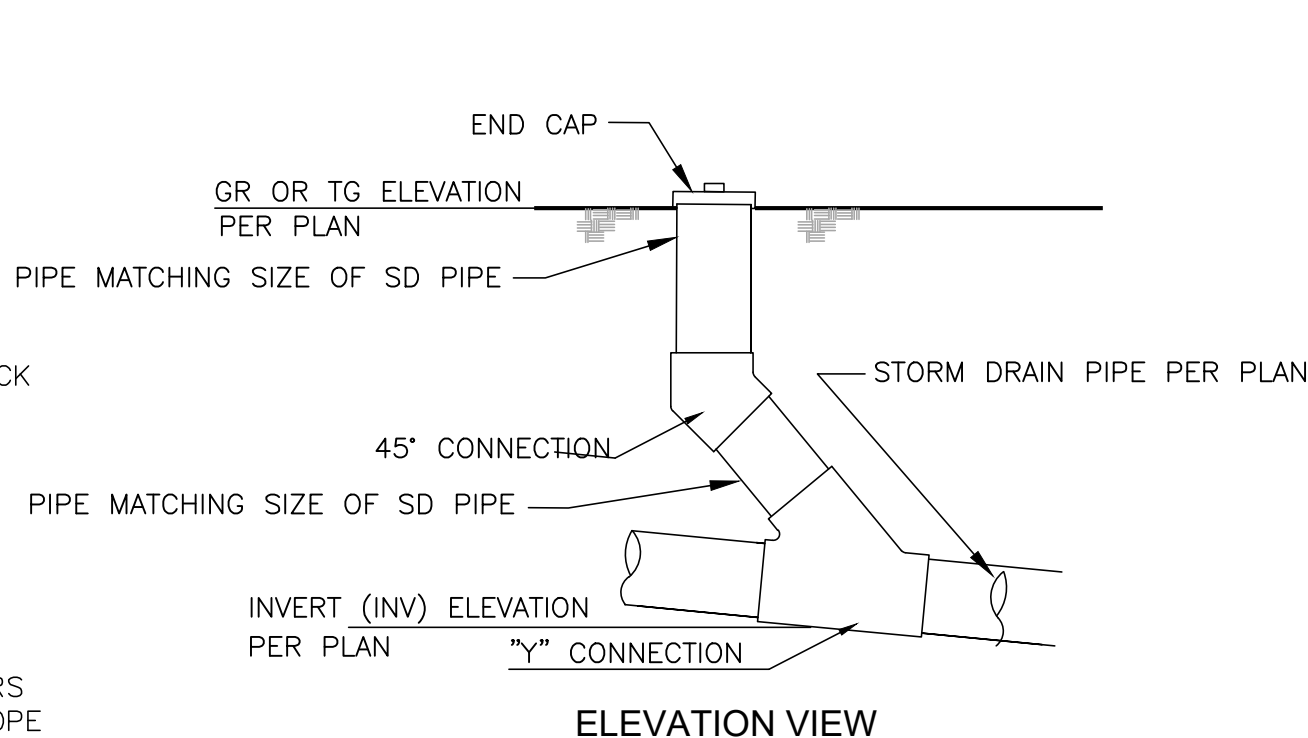
ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



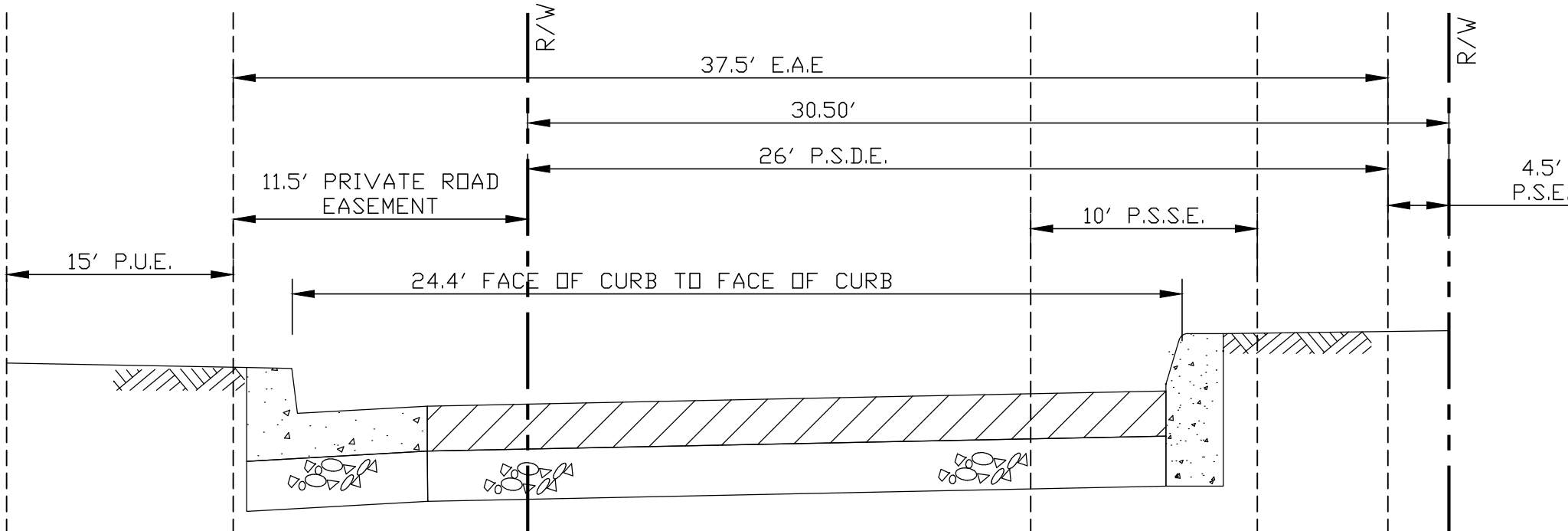
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- NTS



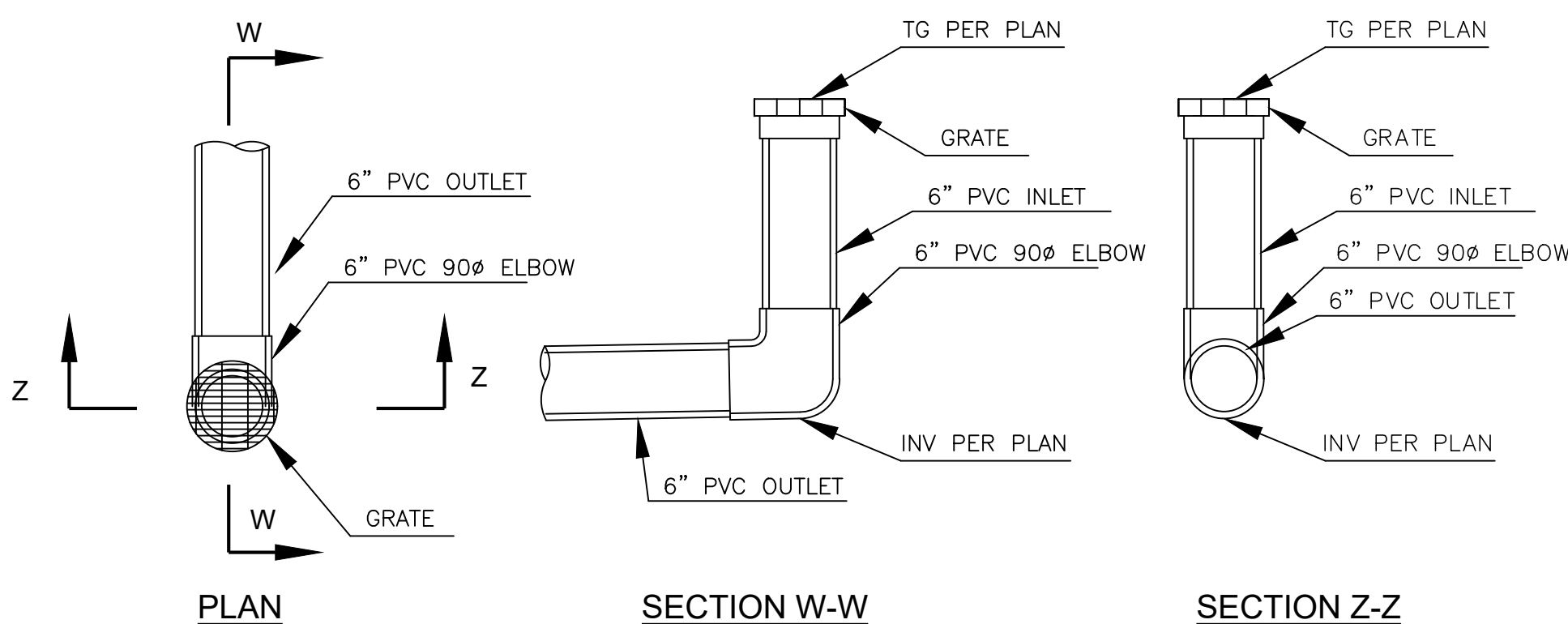
RETAINING WALL SUBDRAIN DETAIL
N.T.S.



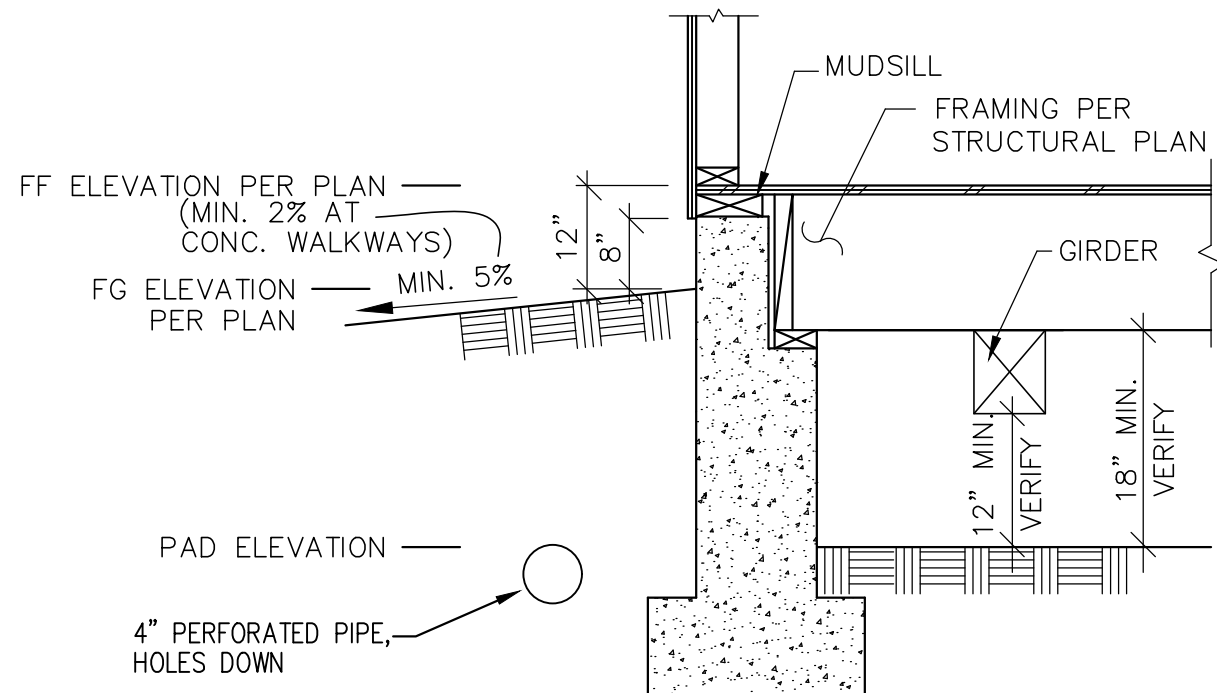
STORM DRAIN CLEANOUT DETAIL
N.T.S.



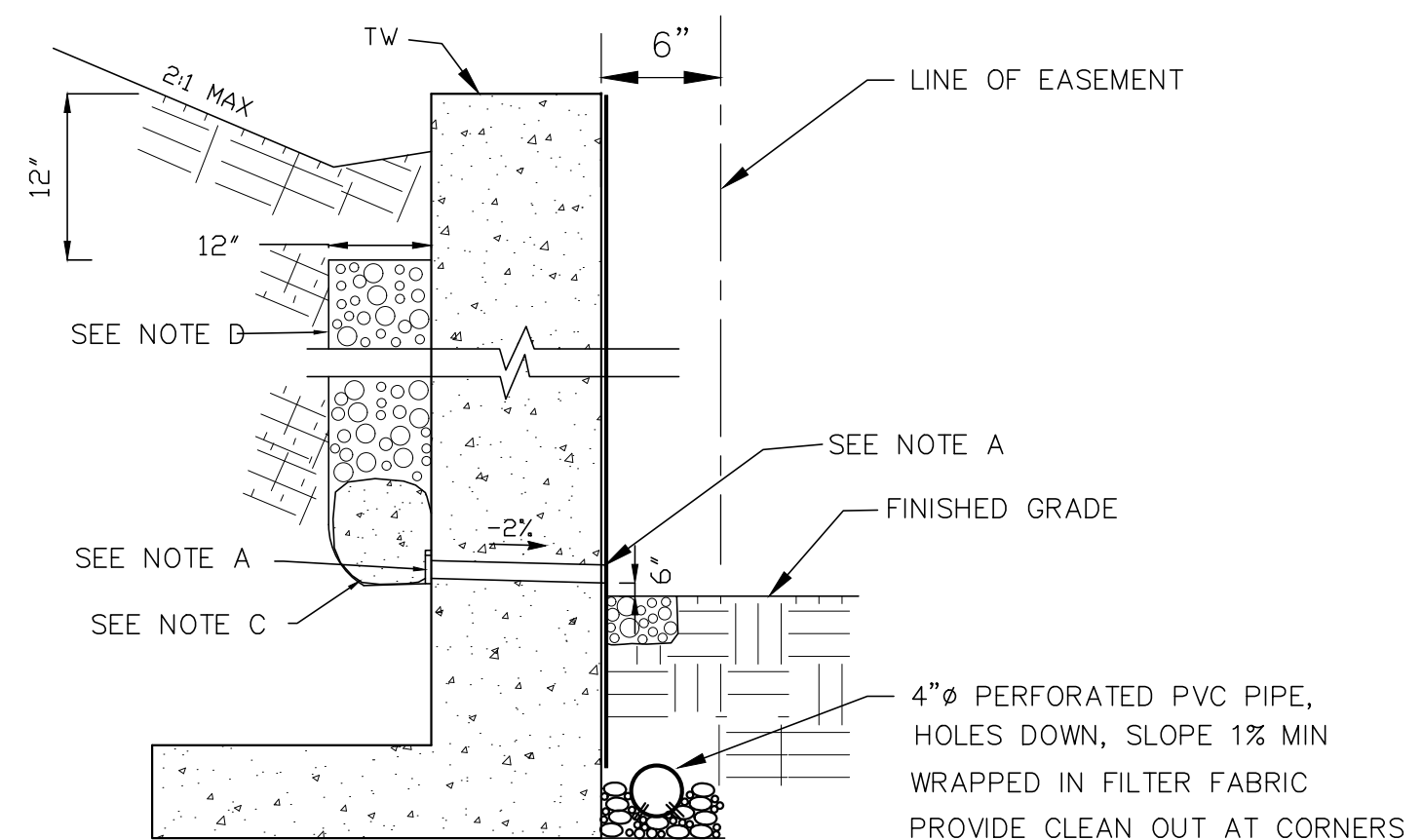
TYPICAL TERRA VISTA CT. STREET SECTION
N.T.S.



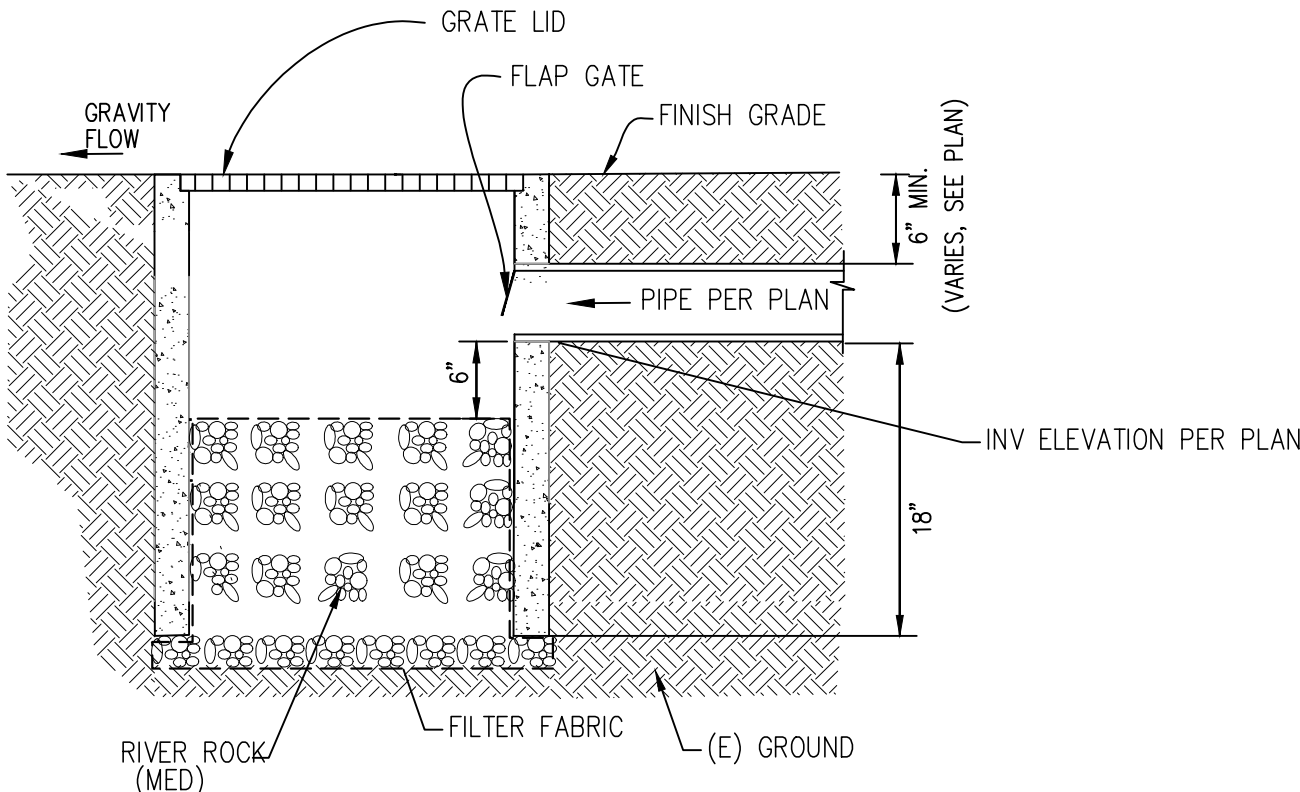
STORM DRAIN AREA DRAIN
N.T.S.



DROPPED FOUNDATION CONCEPTUAL DETAIL
FOR MORE DETAILS SEE STRUCTURAL PLAN
N.T.S.

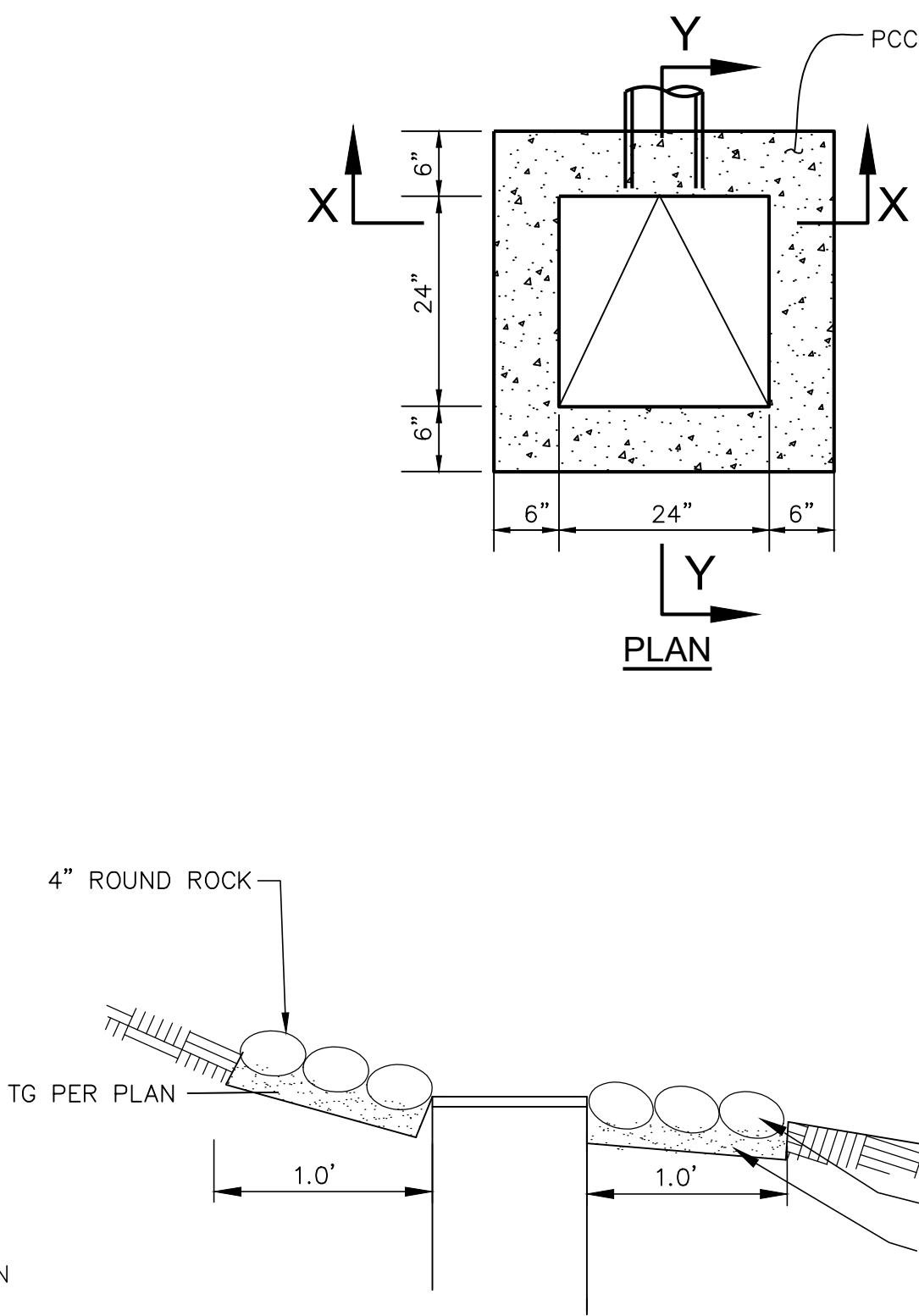


WEEP HOLE DETAILS
N.T.S.

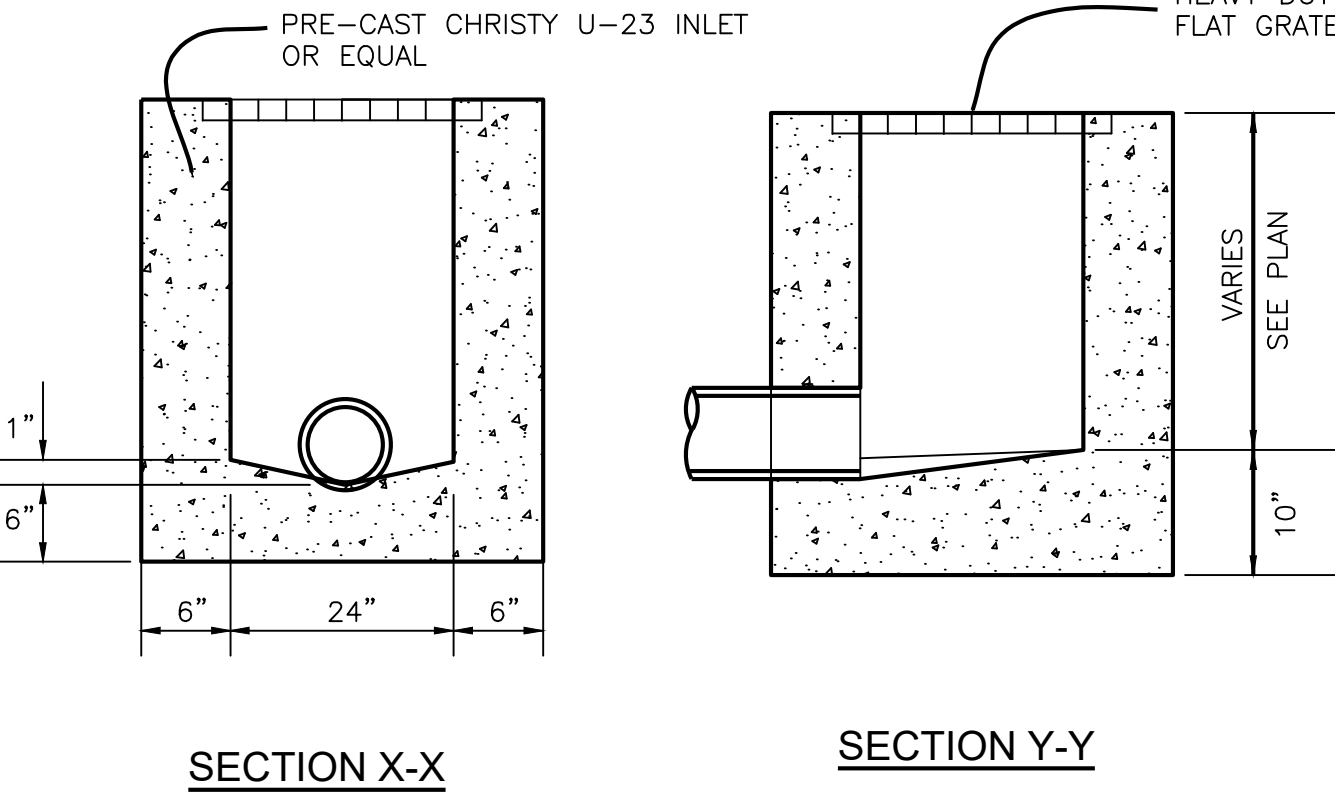


- NOTES:**
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
 2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
 3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
 4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
 5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN SWALE, VEGETATED OR RETENTION AREA.

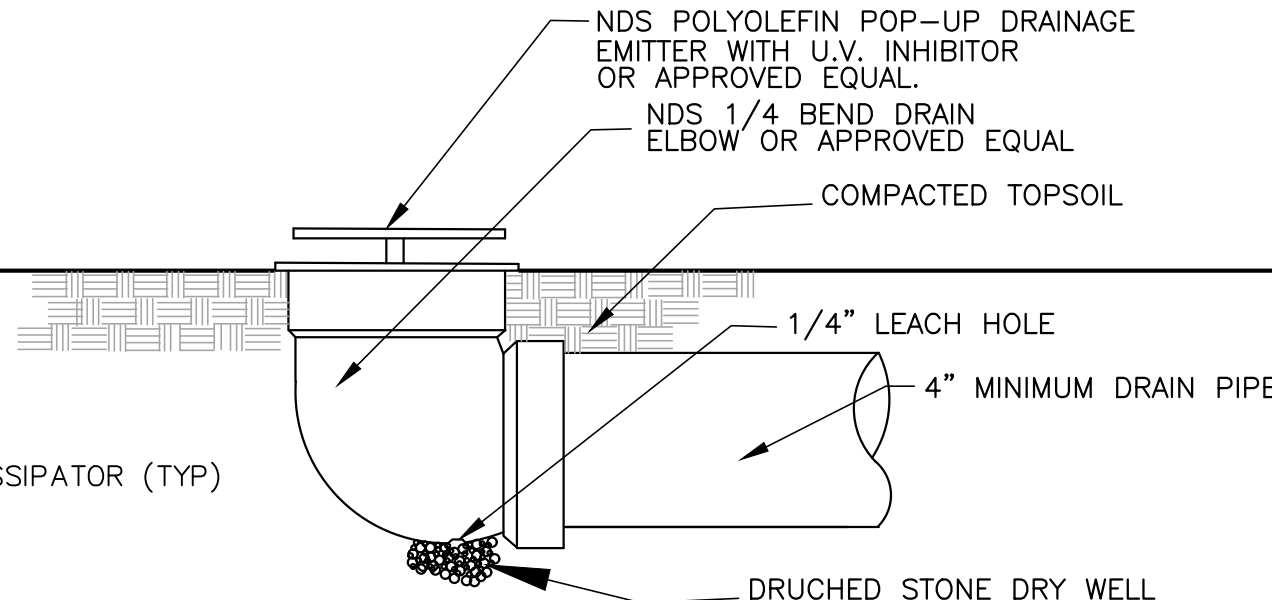
BUBBLER BOX DETAIL
N.T.S.



SLOPWD ROCK ENERGY DISSIPATOR
N.T.S.



STORM DRAIN INLET
N.T.S.



POP-UP DRAINAGE EMITTER
N.T.S.



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
1927 TERRA VISTA CT., MILPITAS, CA 95035
APN: 029-07-011
DETAILS

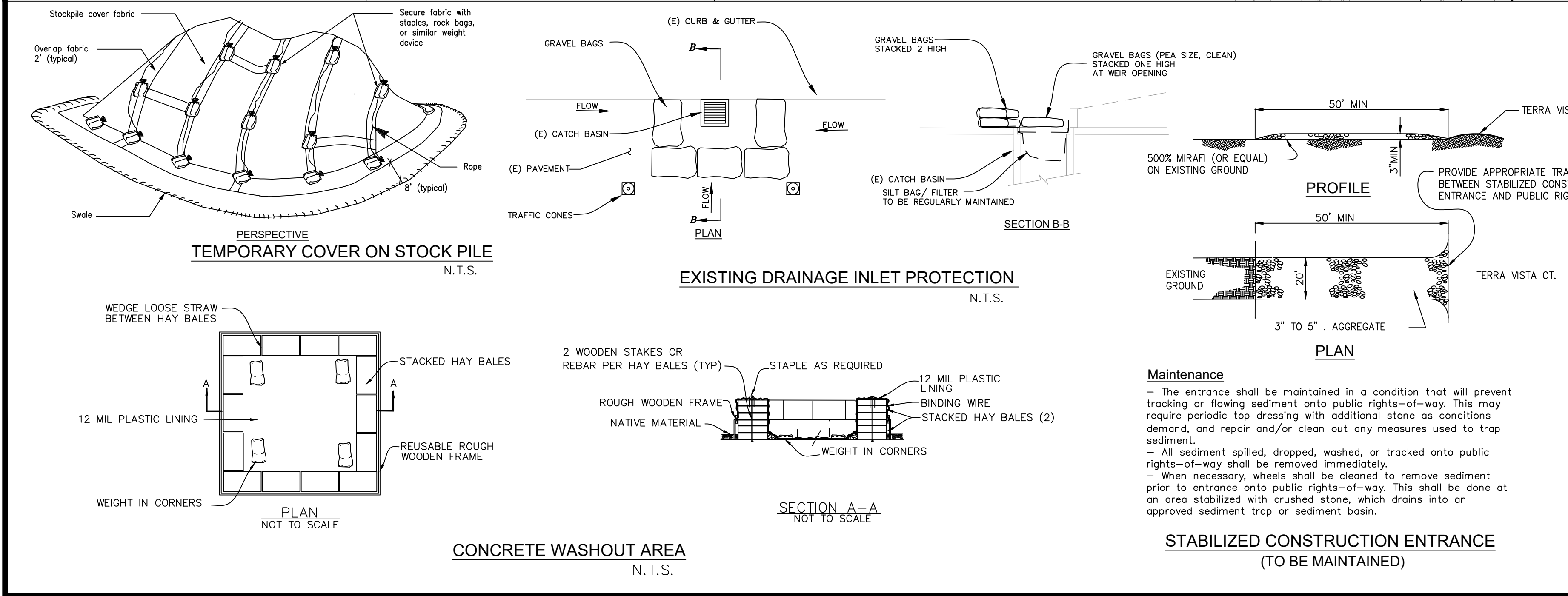
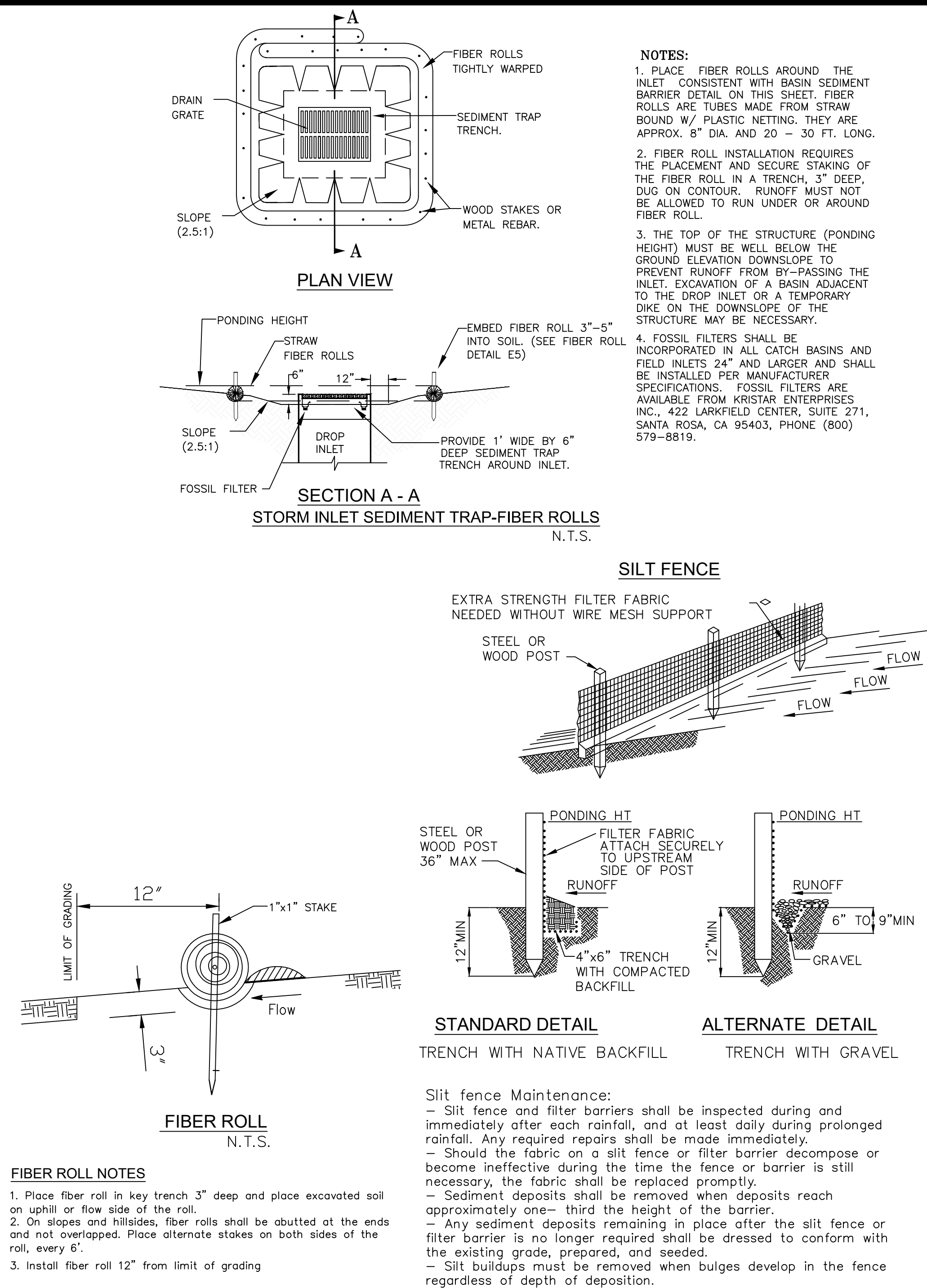
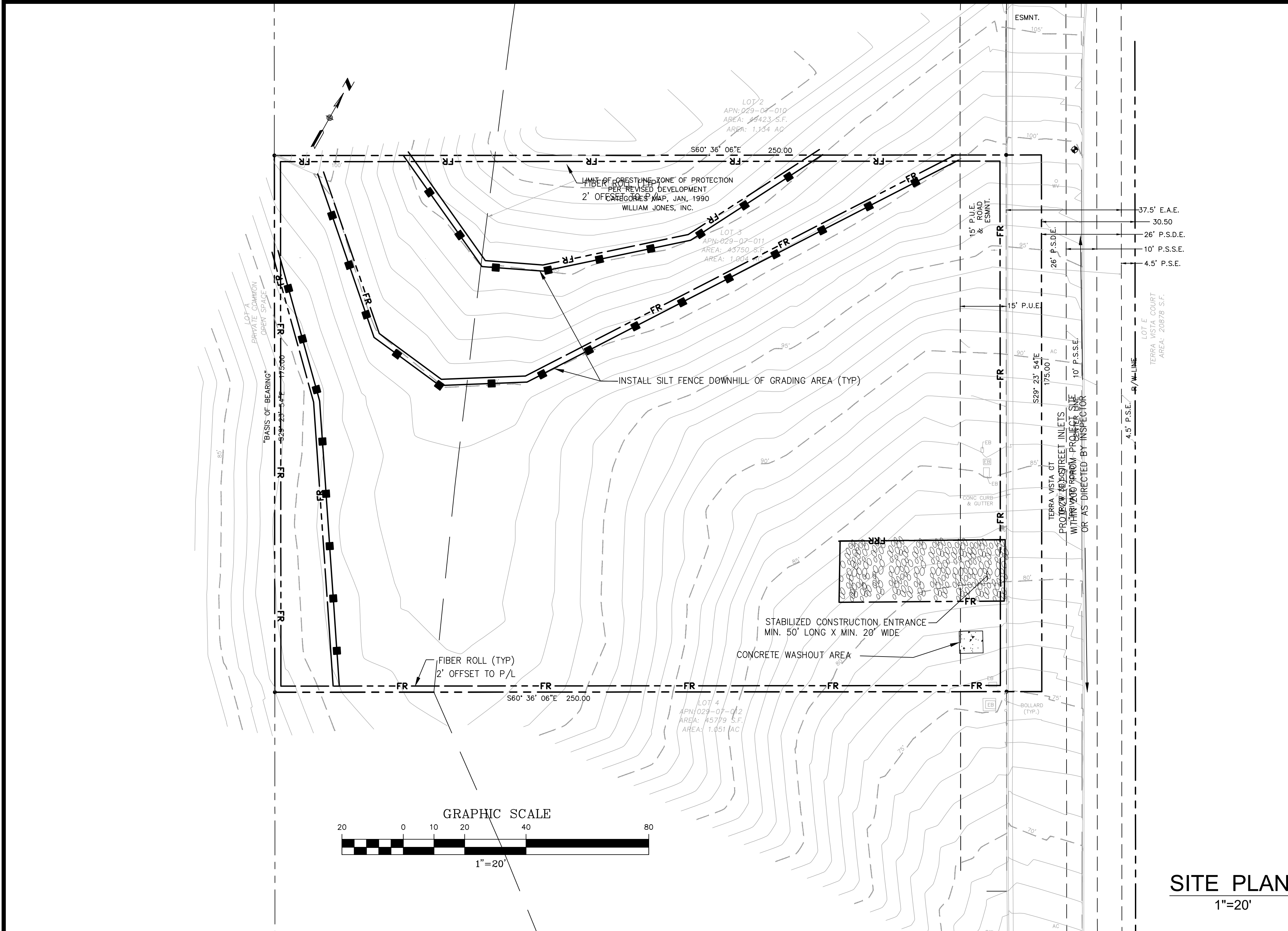
Revisions:



Saeid Razavi

Date: 01/15/2024
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222107

Sheet:

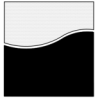


EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the
- If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
- With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

- Maintenance is to be performed as follows:
 - Repair damages caused by soil erosion or construction at the end of each working day.
 - Swales shall be inspected periodically and maintained as needed.
 - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - Rills and gullies must be repaired.
- All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
- Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



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PHONE: (408) 281-1111 FAX: (408) 281-1112

SANDHU RESIDENCE
SINGLE FAMILY
RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

DATE	10/31/2023
DESIGNED BY	gpr
CHECKED BY	gpr
DATE	10/31/2023



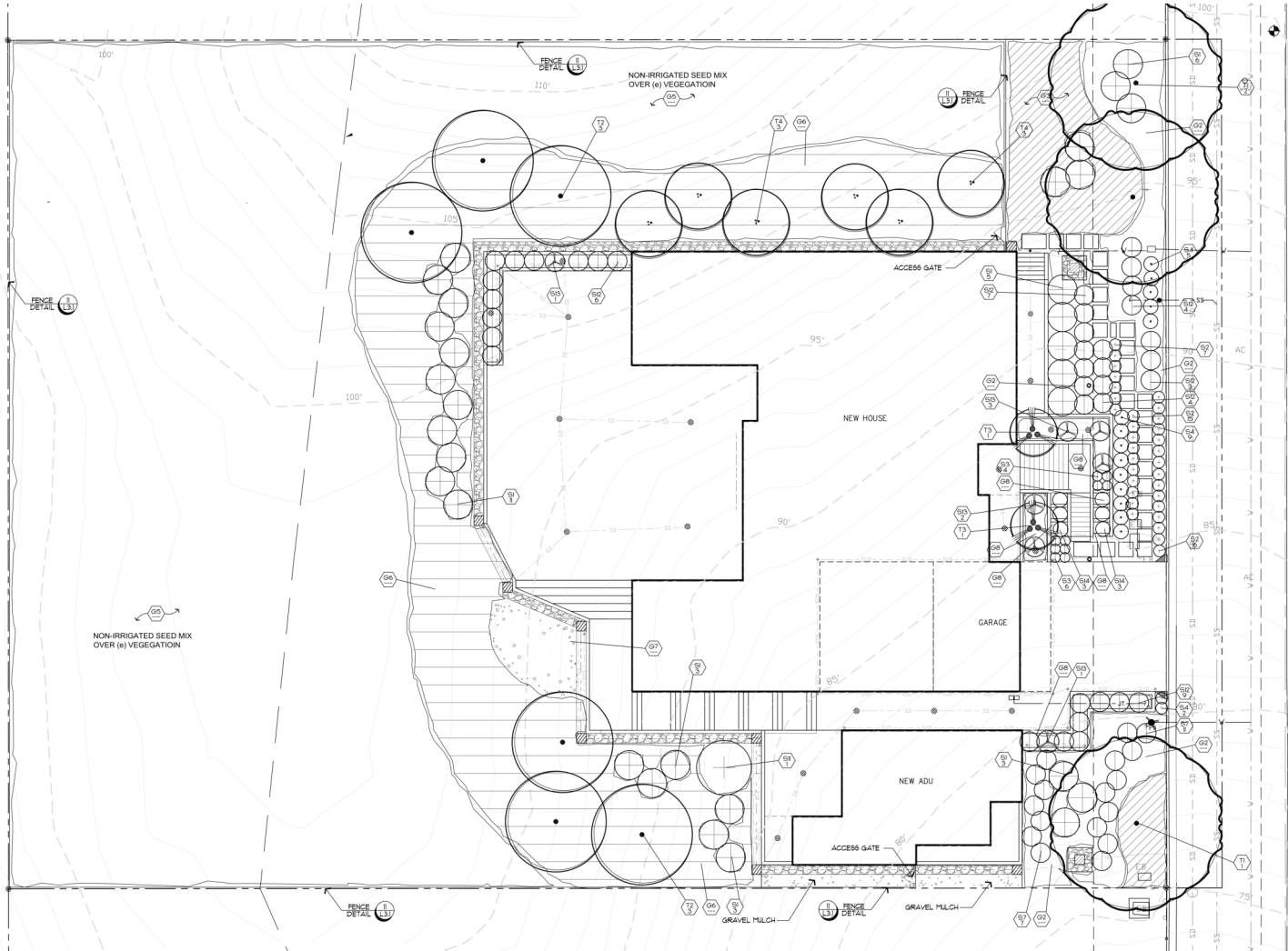
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APPROVED	gpr	DATE	10/31/2023
DRAWN	gpr	REVIEWED	gpr
PROJECT NO.	2023-001	DATE	10/31/2023
SCALE	1"=10'	DATE	11/06/23

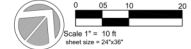
Landscape
Planting Plan

L1.0

Sheet of



NOTES AND LEGEND
ON SHEET L1.1





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SANDHU RESIDENCE
SINGLE FAMILY
RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

DATE	DATE
10/31/2023	10/31/2023
Updates	



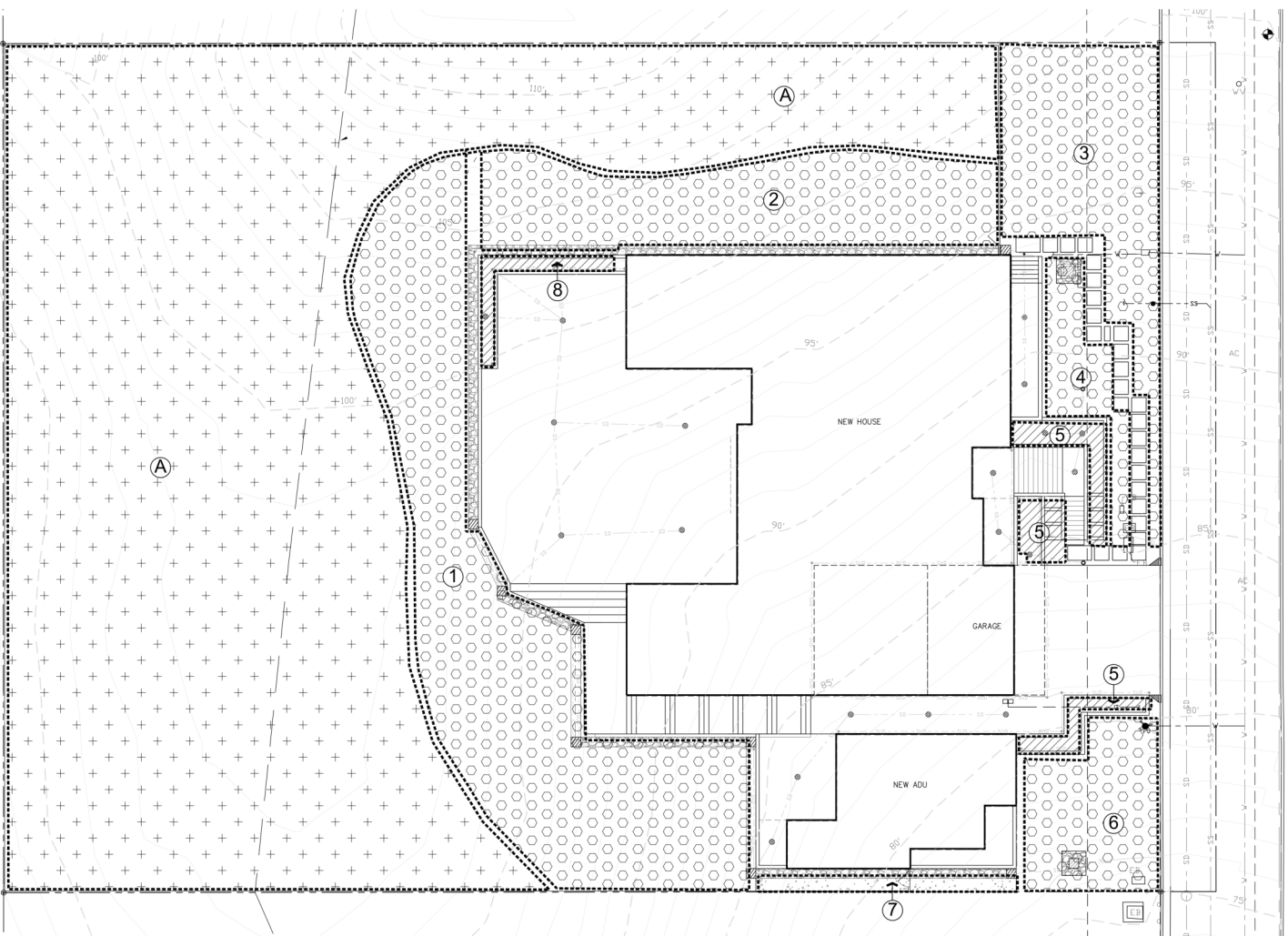
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Approved	gpr	Reviewed	gpr
Drawn	gpr	Project No.	
Scale		Issue Date	11/06/23

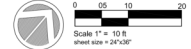
Landscape
Hydrozone Plan

L2.0

Sheet of



NOTES AND LEGEND
ON SHEET L2.1



BEFORE EXCAVATING CALL 811
48 HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.

Water Efficient Landscape Budget Calculations

Reference Evapotranspiration (ET_{ref}) 40.3

MAWA - Regular Landscape Areas

MAWA = (ET_{ref} × (S_{LA} × (ET_{ref} × LA_{LA}) + LA_{LA} × ET_{ref} × SLA))

landscape area 11,264 sq ft

SLA 0 sq ft

ET_{ref} 0.05

total area with SLA 11,264

MAWA total 173,998 gallons per year

ETWU - Regular Landscape Areas

ETWU = (ET_{ref} × (S_{LA} × (ET_{ref} × LA_{LA}) + LA_{LA} × ET_{ref} × SLA))

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ET _{ref} (PF/ET)	hydro-zone area	ET _{ref} × Area	ETWU
1	low	0.2	grip	0.81	0.247	4,339	1,071.4	30,090
2	low	0.2	grip	0.81	0.247	2,010	496.3	13,939
3	low	0.2	grip	0.81	0.247	3,100	769	22,053
4	low	0.2	grip	0.81	0.247	422	104	2,939
5	low	0.2	grip	0.81	0.247	408	101	2,809
6	low	0.2	grip	0.81	0.247	625	154	4,371
7	low	0.2	grip	0.81	0.247	80	20	565
8	low	0.2	grip	0.81	0.247	80	20	565
SLA	---	1.0	---	1.00	1.000	0	0	0
A	no landscape	0.0	---	1.00	1.000	10,115	252.9	7,287
7	green mulch	1.0	---	1.00	1.000	177	4.4	133

ETWU total 11,264 2,781.2 75,114

ETAF calculations

MAWA ETAF × area 2,781.2

total area 11,264

average ETAF 0.247

ETWU calculations

ETWU = (ET_{ref} × (S_{LA} × (ET_{ref} × LA_{LA}) + LA_{LA} × ET_{ref} × SLA))

ETWU 40.30

ETWU total 173,998 gallons per year

ETWU total 75,114 gallons per year

55.1 Percentage reduction of Potable Irrigation Water

Note: Zone 'X' and 'Y' are not included in water calculations

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUPED TO HAVE MATCHING WATER REQUIREMENTS AND MICROCLIMATE CHARACTERISTICS. HYDROZONE DESIGNATION IS DETERMINED BY HIGHEST WATER REQUIREMENT PLANTING IN ZONE.

MEDIUM WATER REQUIREMENT

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

NO-WATER REQUIREMENT (NATIVE WILDFLOWER SEED MIX)
NOT TO BE INCLUDED IN WATER BUDGET

UNDISTURBED LANDSCAPE AREA
NOT TO BE INCLUDED IN WATER BUDGET



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SANDHU RESIDENCE SINGLE FAMILY RESIDENCE

1327 TERRA VISTA CT.,
MILPITAS, CA 95035

DATE: 10.31.2023
BY: Updates



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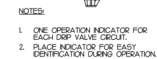
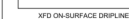
Approved: [Signature] Date: 11/06/23
Checked: [Signature] Date: 11/06/23
Project No.: [Number] Issue Date: 11/06/23

Landscape Notes
and Legends

L2.1

Sheet 1 of 1





LANDSCAPE SPECIFICATIONS

IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING

1. GENERAL

- THE WORK INCLUDES LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.
- PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO COMPLETION OF THE WORK AND TO THE SATISFACTION OF A COMPETENT FOREMAN INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - BEFORE CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS.
 - CONSTRUCT IRRIGATION SYSTEM USING MATERIALS AND METHODS CONFORMING TO PLUMBING OFFICIALS' REGULATIONS, MATERIAL CODES, CODES OF CITY, COUNTY, STATE AND FEDERAL GOVERNMENTS, AND THE LATEST EDITIONS OF ALL OTHER CODES.
 - VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.
 - THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF MUNICIPAL ORDINANCES, ORDINANCES OF THE JURISDICTION, ORDINANCES OF THE STATE, ORDINANCES OF THE FEDERAL GOVERNMENT, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARDS, PROVISIONS OF ORDINANCES AND SPECIFICATIONS THAN PRECEDENCE.
 - OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
 - BEFORE PROCEEDING WITH THE WORK, VERIFY PREVISIONS AND QUANTITIES IMMEDIATELY BEFORE LANDSCAPE ARCHITECT'S OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL WORK. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.
 - SHOWN OR INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFICER, FITTINGS, AND EQUIPMENT, SUBJECT TO APPROVAL, WITHOUT ADDITIONAL COST TO OWNER.

1.1. SUBSTITUTIONS

- FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.
- FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THESE CONDITIONS:
 - WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.
 - WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE BENEFICIAL TO THE PROJECT, AND THAT THE SUBSTITUTION WILL BE APPROVED BY THE ARCHITECT.
 - WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE BENEFICIAL TO THE PROJECT, AND THAT THE SUBSTITUTION WILL BE APPROVED BY THE ARCHITECT.
- SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA, INCLUDING MANUFACTURER'S NAME AND ADDRESS, MANUFACTURE'S LITERATURE, AND SAMPLES AS APPLICABLE, TO SUPPORT THE SUBSTITUTION.
- RECORD THE ARCHITECT'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE CONTRACT.

1.2. RECORD DRAWINGS

- FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION, BETWEEN THE FOLLOWING:
 - OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25%.
 - RECORD IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.

1.3. EXTRA MATERIALS

- FURNISH OWNER WITH A EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:
 - VALVE PIPES.
 - SPRINKLER HEADS.
 - SPRINKLER HEADS.
 - HOSE UNLESS COMPATIBLE WITH QUICK COUPLER VALVES.
 - HEADS TO OPEN AUTOMATIC CONTROL.

B. INSTALLATION

- PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND IRRIGATION SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.
- IF EQUIPMENT IS REQUIRED, LOCATE WITHOUT APPROVAL, LOCATE AND DIRECTION OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.
- CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.
 - MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.
 - ASSUME RESPONSIBILITY FOR CHARGES CAUSED BY ACTUAL SITE CONDITIONS.
- EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.
 - REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING AND EXCAVATION.
 - DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.
 - LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.
- COVERAGES
 - PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.
 - PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.
 - PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.
 - PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.
 - PROVIDE 3 INCH SAND BACKFILL ALL SIZES OF PVC PIPE, WHERE SOILS CONTAIN DEBRIS OF ROCKS OR OTHER MATERIALS 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.
- COMPACTION
 - COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO SOIL IN PAVED AREAS.
 - CONFORM TO ADJACENT GRADES WITHOUT SPIKE, SHOWN AREAS, HILLS, OR OTHER IRREGULARITIES.
 - PLACE NATAL BACKFILL ON ALL LINES OF A PIPE, SPRINKLER MATERIAL.
 - FOREMAN WATER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.
 - IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LATERAL OR PLANTING, OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.
- HANDLING OF PIPE
 - INSTALL PVC PIPE ALONGING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION BY EXPANSION OF THE LINE.
 - ACCOMMODATE EXCESS LENGTH BY "WALKING" THE LINE IN THE TRENCH DURING THE TIME OF INSTALLATION.
 - HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.
 - KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. EXCESS DEBRIS IN PIPES MUST BE REMOVED BEFORE END OF PIPE IS OPENED FOR JOINTS.
 - BRIDGING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.
 - PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF JOINTING REQUIRED. USE JOINTING MATERIALS SPECIALLY TRAINED IN THE TYPE OF JOINTING REQUIRED. USE JOINTING MATERIALS SPECIALLY TRAINED IN THE TYPE OF JOINTING REQUIRED.
 - TEST JOINTS IMMEDIATELY AFTER JOINTING. IF JOINTS ARE FOUND TO BE IN CONFORMANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING MATERIAL, USE.

1.4. WARRANTY

- FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWING SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR MISUSE ACCEPTED.
- PROVIDE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIALS OR WORKMANSHIP IN THE EVENT OF FAILURE OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER AFTER RECEIPT OF WRITTEN NOTICE.
- MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, FACING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER AFTER RECEIPT OF WRITTEN NOTICE.
- IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A 30 DAY PERIOD AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.
- WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.

1.5. LANDSCAPE MAINTENANCE AND GUARANTEE

- PROVIDE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.
 - WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTRATING, PRUNING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY, ATTRACTIVE CONDITION AND TO MAKE PLANTING AREAS NEAT AND ATTRACTIVE.
 - IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.
 - PROVIDE 90 DAY OF MAINTENANCE PERIOD, VERIFIED BY (1)-(2)-(3) AT THE RATE OF 4 HOURS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.
 - UPON COMPLETION OF MAINTENANCE PERIOD, PROVIDE WRITTEN CERTIFICATE OF HEALTHY PLANTING TO OWNER. IF HEALTHY PLANTING IS NOT ACHIEVED, PROVIDE WRITTEN CERTIFICATE OF HEALTHY PLANTING TO OWNER. IF HEALTHY PLANTING IS NOT ACHIEVED, PROVIDE WRITTEN CERTIFICATE OF HEALTHY PLANTING TO OWNER.
- FINAL ACCEPTANCE WILL BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.

2.0. PRODUCTS

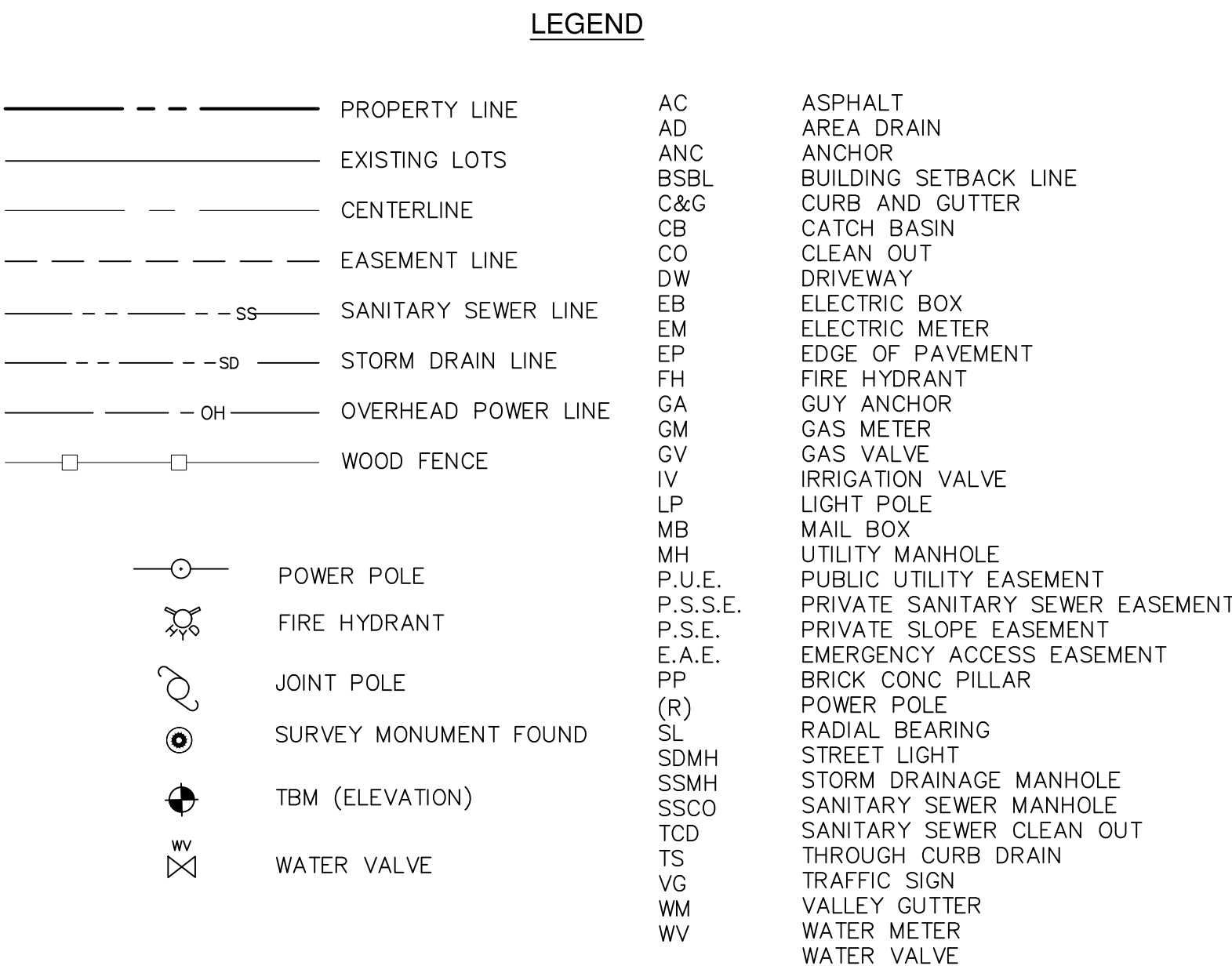
- IRRIGATION SPRINKLER MATERIALS
 - PVC PLASTIC PIPE AND FITTINGS
 - MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LAYERS, JOINTS, MANIFOLD, OR APPROVED EQUIVALENT.
 - MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.
 - LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LAYERS, JOINTS, MANIFOLD, OR APPROVED EQUIVALENT.
 - LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.
 - SOVENT, TYPE PVC PLASTIC PIPE, FREE FROM DEFECTS, INTERNAL STRAIGHT, DENT, OR OTHER DEFECTS, HOLES, FORDER, FORDER, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.
 - CONDUIT/PIPE AND FITTINGS, MAKE EACH PIPE WITH MANUFACTURER'S NAME, POLYMER, SIZE, SCHEDULE, OR TYPE, AND MANUFACTURER'S MARKING.
- GALVANIZED PIPE AND FITTINGS
 - WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCHEDULED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED COATING REASONABLE VALUABLE FINISH FITTINGS.
 - GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

C. CONTROL WIRE

- CONTROL WIRE SHALL BE APPROVED TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LAYERS, JOINTS, MANIFOLD, OR APPROVED EQUIVALENT.
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- CONTROL WIRE SHALL BE APPROVED TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LAYERS, JOINTS, MANIFOLD, OR APPROVED EQUIVALENT.

D. SOIL CONDITIONS

- CULTIVATE PLANTING AREAS TO A LIGHT AND FRABLE CONSISTENCY, UNIFORMLY TILL THE FOLLOWING MATERIAL, PIPE 1,000 SQUARE FEET, WITH THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.
- SOIL TYPE - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT) 15 LB. - ORGANIC FERTILIZER 'C' SOIL SAMPLER
- CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.
- FOR PLANTING AREAS, USE THE FOLLOWING:
 - 1/2 IN. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
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DISCLAIMER:
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THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES
ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND
UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED
BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

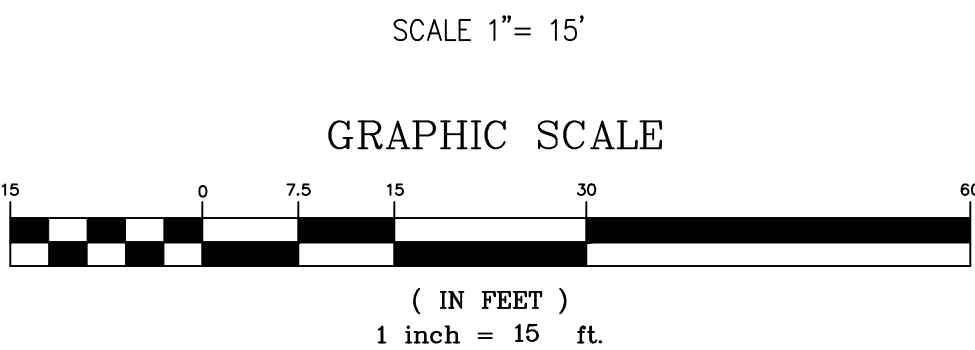
BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD
MAP, BOOK: 754 PAGE: 54 WHICH IS FILED IN THE COUNTY OF SANTA CLARA
RECORDER'S OFFICE.

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
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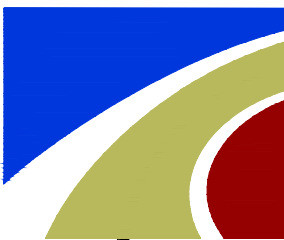
NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 43,750 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 24992023 BY OLD REPUBLIC TITLE CO. DATED 06/10/2021, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

$$\text{SLOPE DENSITY} = \frac{0.0023 \times 1 \times 6,625}{1.004} = 15.18\%$$



1327 TERRA VISTA CT.
MILPITAS, CA 95035
APN: 029-07-011

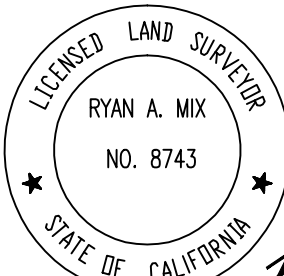


SMP ENGINEERS

CIVIL ENGINEERS—LAND SURVEYORS

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Scale:
1" = 15'
Prepared by:
J.N.
Checked by:
R.M.
Date:
08/15/2023
Project No:
222164



PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MILPITAS



MILPITAS PLANNING COMMISSION STAFF REPORT

August 28, 2024

PROJECT: Study Session on Phase 2 of the Comprehensive Zoning Ordinance Update Project

RECOMMENDATION: Receive a progress report on the work completed to date on Phase 2 of the Comprehensive Zoning Ordinance Update, review and provide comments on the results of the recent online community survey, and provide feedback on key issues and policy considerations for Phase 2 of the zoning update work.

PROJECT LOCATION: Citywide

Addresses and Assessor's

Parcel Number (APN):

Area of City:

PEOPLE:

Project Applicant: City of Milpitas

Consultant(s): Lisa Wise Consulting, Inc. (LWC)

Project Planner: Holly Pearson, AICP, Zoning Update Project Manager

LAND USE:

General Plan Designation: Multiple

Zoning District:

ENVIRONMENTAL: This study session does not constitute a “project” within the meaning of Public Resources Code Section 21065 and/or the California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(2), 15262, and/or 15378. No environmental analysis pursuant to CEQA is required at this time. Appropriate CEQA analysis will occur prior to the formal adoption of proposed Zoning Ordinance amendments.

EXECUTIVE SUMMARY

In early 2023 the City of Milpitas undertook an effort to comprehensively update the Zoning Ordinance (Milpitas Municipal Code Title XI, Chapter 10), which is the primary implementation tool for the City’s General Plan with regard to land use and urban development. Zoning regulations are a tool to implement the vision and goals for growth and preservation of the city by setting forth rules and standards for what may be built, and what types of uses or businesses may be located where. The City’s Zoning Ordinance addresses topics such as land uses, administration, and procedures for new development as well as alterations to existing buildings and lots, development standards such as building height and lot coverage, and other important topics such as parking and landscaping.

The first phase of the zoning update work, which focused on consistency with the updated general plan (Milpitas 2040 General Plan) and the Milpitas Metro Specific Plan, included adoption of the Business Park Research and Development (BPRD) Zone and Metro Area Zones along with updates to the City's zoning map. These ordinance and map changes were adopted by City Council on June 18, 2024, and became effective 30 days after that date.

This staff report and the study session with the Planning Commission focus on the second phase of the zoning update project. This phase consists of detailed update work on the entire Zoning Ordinance: reorganizing the code and making it more user friendly; modernizing the zoning regulations in keeping with changes in state and federal law, current market and economic realities (particularly post-COVID), and best practices in land use planning; incorporating changes that will implement various City policy documents, such as the Climate Action Plan and the Housing Element; and promoting more compact, mixed-use and transit-oriented development in appropriate areas of Milpitas.

BACKGROUND

The City's Zoning Ordinance was originally written and adopted in 1955, with the most recent significant update having taken place in 2008. Although there have been multiple ad hoc amendments in recent years in response to changes in state law, zoning practice, and technology, the Zoning Ordinance has not kept pace with changing trends in land use and economics and does not reflect current best practices in planning and development regulations. In addition, it contains many outdated terms and needs to be reorganized to improve clarity and ease of use.

The City of Milpitas and its consultant for the zoning update project, Lisa Wise Consulting (LWC), commenced work on the project in February 2023. The full zoning update will take approximately two and a half years to complete, with the goal of having the updated Zoning Ordinance adopted by the City Council by the summer of 2025.

PROJECT ANALYSIS

Background work on the second phase of the comprehensive zoning update began in late 2023. The process of planning for how to reorganize and revise the existing Zoning Ordinance contributed to the preliminary identification of topics for further study and public input. While it is anticipated that many sections of the existing code will be carried over to the new Zoning Ordinance format and structure without substantial changes, other sections will be completely rewritten. In addition, several new sections will be added to the updated code, addressing topics that are not currently part of the City's Zoning Ordinance.

The recent online community survey (discussed in further detail below) and the study session with the Planning Commission are focused on topics that will be added in Phase 2 of the zoning update, as well as sections of the code that will undergo significant revisions.

Online Community Survey

In June, the City and LWC launched an online survey to gather feedback from the Milpitas community to inform the second phase of the zoning ordinance update. The survey was intended to give Planning staff and the project consultant an understanding of the community's perspectives on specific topics to be addressed through the zoning update. The survey was developed and

published through Survey Monkey, one of the most user-friendly online survey platforms, and was active from June 21 to July 14, 2004.

The survey was successful in gathering detailed comments on subject matter related to the comprehensive zoning update from a large number of Milpitas residents, workers, and property owners. In total, 83 responses to the survey were received. Over 90 percent of survey respondents were Milpitas residents, while 12 percent reported being employed in Milpitas. Twelve percent identified themselves under the category of property owners, landlords, or property managers. Of those who reside in Milpitas, 82 percent were homeowners and 6 percent renters. The survey respondents represented a broad range of ages, with the largest percentage belonging to the group aged 35-44 years.

The survey included 20 questions and took approximately five to eight minutes to complete. Responses were anonymous, allowing participants to provide feedback to the City without identifying themselves by name.

The survey results were aggregated and summarized in the Comprehensive Zoning Ordinance Update Online Community Survey Report, included as Attachment A. The following is a summary of the survey results:

Transportation Demand Management

The survey included three questions about transportation demand management (TDM), defined as strategies required by city governments for new development projects to reduce vehicle trips and traffic congestion without building more roads.

- The majority of survey respondents expressed support for requiring TDM strategies for new housing developments in Milpitas. The most popular TDM strategies for residential projects were requiring developers to (a) build (or pay in-lieu funds for) local transit, pedestrian, and bike facilities (70%); and (b) close gaps in active transportation routes (walking, bicycling) to and from the project site (51.5%).
- Survey respondents also generally showed support for requiring TDM strategies for employment-generating developments (commercial and industrial). The highest-ranked strategies TDM strategies for these types of projects were (a) allowing or encouraging telecommuting/flexible work schedules (60%); (b) providing on-site amenities such as child care and cafeterias to reduce daytime employee vehicle trips (50%); and (c) carpool/vanpool programs for employees (44%).
- About two-thirds of survey respondents indicated support for requiring TDM strategies for new residential, commercial, and industrial developments over certain size thresholds, while 10 percent felt that the City should not require developers to prepare and implement TDM strategies.

Alternative Parking Strategies

The survey included one question about alternative parking strategies, i.e., methods for reducing the number of parking spaces required for new development projects.

- Many respondents expressed support for allowing alternative parking strategies that reduce the required number of parking spaces. The alternative parking strategies that received the most support were (a) providing some parking spaces off-site with connections to the

project site via walking, biking, or transit (42%); (b) providing carpool or vanpool spaces in exchange for reducing the number of required regular spaces (38%); and (c) basing parking reductions on the proximity of the development site to public transit (35%).

Housing Incentives

The survey included one question about housing incentives, i.e., methods for the City to encourage the production of certain types of residential development projects and desired housing unit types. The survey also noted that the City's adopted Housing Element requires housing incentives to be incorporated into the Zoning Ordinance.

- Many survey participants supported incentives to encourage housing production in Milpitas. The incentives that received the most support were (a) streamlining the City's development review process (54.5%); and (b) allowing increased density (35%) and/or building height (30%) above what zoning currently allows. There was relatively little support for actions such as reducing the required open space (common or private) or reducing the required number of parking spaces for new development in order to facilitate desired types of housing projects.

Sustainability Incentives

The survey included two questions about sustainability incentives (focused on green, resource-efficient and energy-efficient building techniques and materials), i.e. methods for the City to encourage developers to exceed the State-mandated baseline sustainability requirements for new building construction.

- 43% of respondents felt that the City should not include sustainability incentives in the Zoning Ordinance, while 35% said that the City should offer such incentives. 17.5% were neutral.
- Among those who favored sustainability incentives, 46% expressed support for streamlining development review and 30% expressed support for allowing additional building height and/or density above what the zoning currently allows. There was relatively little support for actions such as reducing the required number of regular or guest parking spaces for new development or reducing the required amount of open space in order to encourage sustainable building.

Nonconforming Uses and Buildings

The survey included two questions about nonconforming uses and buildings, which are defined as those that were legally established or built under prior zoning regulations, but no longer meet the Zoning Ordinance's current standards (e.g., uses or activities on the property, parking, building setbacks) due to zoning changes.

- Responses were mixed regarding whether the City should be flexible in allowing new uses and businesses to locate in and/or expand nonconforming buildings in situations where the total number of parking spaces currently required cannot be met. 38% felt the City should not be flexible about allowing new uses in buildings when current parking requirements can't be met, and 37% said the City should be flexible in these situations. 16% were neutral.

- Nearly half of survey respondents (48%) felt that in situations where an existing building does not have *any* parking, the City should not allow new uses and businesses in these buildings.

Home-Based Businesses

The survey included one question about home-based businesses (also known as home occupations), which are defined as businesses that are conducted from a residential home, condominium, or apartment.

- When asked to comment on what regulations for home-based businesses are appropriate in Milpitas, 83% of survey participants supported prohibiting operations that create noise, vibrations, dust, odor, smoke, or TV/radio interference; and 74.5% supported prohibiting storage of materials or equipment in public view. There was less consistent support for restricting employees of home-based businesses to residents of the home only (34%) and for allowing only one client/patron at a time to visit a home-based business (32%).

Single-Family Residential Design Requirements

The survey included two questions about potential new single-family residential design standards in Milpitas, which would apply both to new construction and additions/alterations to existing homes.

- The most commonly supported design standards for single-family residences were (a) privacy requirements for second-story windows near neighboring properties (e.g., require windows to be at least 5 feet above floor level or to use frosted/obscured glass (40.5%); and (b) restrictions on certain exterior building materials (walls, roofing, windows, etc.) that may be visually unappealing (35.5%).
- The majority of survey respondents (58%) expressed support for the City to allow more flexibility around the existing requirement stating that no more than 50% of the front yard area for a single-family residence may be paved, in cases where an addition to the home is proposed and the property does not currently comply with this standard.

Other Survey Comments

The survey also included an open-ended question that invited participants to write comments on other points not included in the survey, or to elaborate on previous responses. Page 29 of the Online Community Survey Report (Attachment A) presents a summary of these additional comments.

Zoning Update Key Policy Topics

Based on the online community survey results, staff and LWC have selected four important topics for further discussion and input by the Planning Commission. These are areas that are expected to have substantial changes to the current Zoning Ordinance. Staff requests that the Commissioners review public input received on these topics through the survey, then provide comments on these important policy considerations.

Parking Requirements

The current Zoning Ordinance standards for the number of off-street parking spaces required for various land uses (MMC Section XI-10-53) are outdated and are not consistent with current best planning practices. The City's current parking requirements are based on a car-centric model of

development that was common in decades past for the South Bay and other suburban portions of the San Francisco Bay Area. However, the suburban sprawl model, which assumes abundant land availability, inexpensive land and development costs, and private vehicles as the sole mode of transportation, has proven to be highly unsustainable and has resulted in a multitude of problems at the city and regional levels. These include traffic congestion, long commute times for workers, and air pollution and greenhouse gas emissions from vehicle exhaust.

One of the City's most important objectives for the Comprehensive Zoning Ordinance Update is to revise and modernize off-street parking requirements, bringing them into alignment with commonly recognized best practices in the land use planning field. This objective is supported by many adopted City of Milpitas policies in the General Plan, Climate Action Plan, and other policy documents. The State of California is also taking an increasingly active role in limiting local governments' ability to require parking for new development or building expansions on existing properties, especially when these development sites are located within reasonable proximity to public transit.

Updating and modernizing the parking standards in the Zoning Ordinance will mean modest reductions to the existing parking requirements for most land use types, which are higher than needed according to current best practices for land use planning in the Bay Area and nationwide. Creating appropriate parking requirements is closely tied to, and has a significant effect on, the City's efforts to promote more sustainable forms of transportation, such as public transit, walking and bicycling, as a viable and convenient alternative to private vehicle trips. It is important to note that although some cities have been very aggressive about reforming parking requirements – in some cases eliminating minimum parking requirements altogether and/or imposing *maximum* parking requirements – a more moderate approach is envisioned for Milpitas. Staff and LWC are currently proposing to establish lower minimum parking ratios for many residential, commercial, and industrial land uses that are more in line with actual parking demand as well as with adopted City policy objectives.

Zoning Regulations for Off-Street Parking: Current Trends

Cities are increasingly recognizing the unintended negative consequences of requiring large quantities of off-street parking for new development projects and expansions of existing developments (see “Parking Discussion/Analysis” handout provided as Attachment B). Although it may initially seem counterintuitive, abundant parking supply does *not* alleviate traffic congestion and parking shortages in the long run, but rather it tends to contribute to a negative cycle of automobile dependency in a city or region. This cycle is characterized by generous parking supply which leads to sprawling development patterns and automobile-focused land use and transportation planning, which in turn leads to a lack of viability of other transportation options and increased reliance on automobiles.

In addition to these supply-related issues, providing off-street parking spaces is very expensive and creates a substantial cost burden for developers. An article published in June 2022 by the Silicon Valley Bicycle Coalition reported that the cost to construct a single parking space in San Jose ranges from \$30,000 (for open surface parking lots) to \$100,000 (for underground parking garages).¹ The high cost of providing parking is passed along to homeowners, renters, and consumers in the form of higher home prices and rents, more expensive goods, and higher taxes.

¹ “San Jose Abolishes Parking Minimums,” Silicon Valley Bicycle Coalition, June 28, 2022.
<https://bikesiliconvalley.org/news/2022/6/sanjoseparkingminimum>

In response to these negative consequences of excessive parking requirements, many cities in California and throughout the U.S. have shifted to a new approach to planning for off-street parking. Current best practices recognize that parking requirements are best designed with the specific site and location context in mind, and that many options are available that decrease overall parking demand. These include sharing parking among different land uses and implementing measures to reduce vehicle trips (i.e., transportation demand management). Reducing or even eliminating minimum parking requirements allows more flexibility for developers and property owners to determine how much parking is needed for their sites and can result in more efficient use of land; significantly reduce development costs; and improve the viability and convenience of other transportation options such as public transit, bicycling, and walking. The map provided as Attachment C illustrates the growing trend of U.S. cities that have reduced or eliminated parking requirements in their zoning codes.

Nonconforming Uses and Buildings

It is standard practice for local zoning ordinances to include provisions for nonconforming uses and buildings, i.e., those that were legally established in the past under zoning regulations in effect at that time, but that no longer comply with current zoning regulations in one or more areas (allowed use types, building setbacks, required parking spaces, or any other aspect of the zoning regulations). Nonconforming conditions with respect to land uses and built conditions are common in all local jurisdictions, including Milpitas. The City's Zoning Ordinance currently includes a section on nonconforming buildings and uses (MMC Section XI-10-56), which governs allowed changes of use as well as building or site modifications for legal nonconforming properties.

Planning staff and LWC are considering potential changes to the current regulations for nonconforming uses and buildings under the zoning code. On one hand, the intent of nonconforming use regulations is to allow for the continued economic viability of nonconforming properties by allowing new uses or activity types to be established, as well as to allow for reasonable maintenance and upkeep of these properties, while encouraging nonconforming conditions to be 'phased out' over time and to be replaced with uses and built conditions that conform to current zoning requirements. On the other hand, nonconforming use standards that are overly restrictive can preclude the productive use of older building stock and can create an undue burden for property owners.

The City seeks to balance these competing objectives by adopting flexible and reasonable standards and requirements for nonconforming properties that allow for ongoing use and economic viability, as long as uses in and improvements to nonconforming buildings do not create adverse impacts on adjacent properties or surrounding neighborhoods. For example, the City is considering how much flexibility should be applied in situations where a new use or activity is proposed on an existing property that does not have the amount of parking currently required under the zoning regulations for that use.

Sustainable Building Standards and Incentives

Over the past two decades, the movement for a greener, more sustainable built environment has gained momentum in the Bay Area as well as around the nation. California has been a leader in pioneering local building and zoning codes for sustainable building construction that apply both to new development and existing building renovations. The California Building Code includes baseline requirements for energy efficiency, water efficiency, and other standards for sustainable building. Most local jurisdictions, including Milpitas, incorporate State building codes into their

municipal codes by reference; however, cities also have the option to introduce more stringent requirements and/or incentives for green building than those required under the State code.

Based on the goals of the City's adopted Climate Action Plan and General Plan Conservation & Sustainability Element – coupled with recent accelerations in local climate change impacts such as extreme heat and increased occurrence and severity of wildfires – the need for strong sustainability standards for the built environment is greater than ever. Planning staff and LWC are interested in incorporating incentives into the updated Zoning Ordinance (voluntary, non-mandated actions) to improve the level and quality of sustainable building that is proposed for development projects in Milpitas.

Single-Family Residential Design Standards

The City recently adopted a set of detailed Objective Design Standards that apply to multi-family residential projects and mixed-use projects (more than one type of land use integrated into a single development site; usually a combination of residential and commercial [office, retail, commercial services, etc.]). However, there are currently no adopted design standards that apply to single-family homes, whether newly constructed units or alterations/additions to existing homes.

Design standards can serve to improve the visual quality of new development, thereby preserving and enhancing the character of existing residential areas. Planning staff and LWC intend to incorporate some degree of new single-family residential design standards into the updated Zoning Ordinance. The goal is to create clear, easy-to-interpret standards that allow appropriate flexibility for designers, do not impose excessive burden or cost on homeowners, and protect privacy and quality of life for neighboring properties.

Discussion Questions

Staff requests input from the Planning Commission on the policy topics outlined above, taking the online community survey results into consideration. The following questions are suggested as the basis for discussion:

PARKING

- (1) What are the most appropriate ways for the City to structure parking requirements for new or modified development, such that the requirements are sufficient to meet demand, but not excessive?
- (2) How can parking requirements for new development, expansions of existing buildings, and changes of land use be designed to accommodate the needs of residential and commercial areas, while also supporting other critical City policy objectives such as encouraging a more sustainable relationship between land use and transportation and meeting the City's mandatory greenhouse gas reduction targets?

NONCONFORMING USES AND BUILDINGS

- (3) How can the City best balance the rights and interests of owners of nonconforming properties, the need to allow for continued productive use of nonconforming buildings, and the benefits of implementation of current zoning regulations – especially with respect to buildings and properties that do not conform to current parking requirements in the zoning code?

SUSTAINABLE BUILDING STANDARDS AND INCENTIVES

- (4) Should the City do more to encourage state-of-the-art sustainable building practices for new construction and modified/expanded buildings in Milpitas?
- (5) If so, what are the best strategies for encouraging high-level sustainable building through the zoning code?

SINGLE-FAMILY DESIGN STANDARDS

- (6) How might design standards be used to improve the visual quality and neighborhood compatibility of new and modified single-family homes in Milpitas?
- (7) What are the most appropriate design elements for single-family homes to be addressed through design standards in the zoning code?

ENVIRONMENTAL REVIEW

This study session does not commit the City or the Planning Commission to a definite course of action with respect to the ongoing study of potential Zoning Ordinance reforms, and this activity does not constitute a “project” within the meaning of Public Resources Code Section 21065 and/or the California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(2), 15262, and/or 15378. Even if this activity is a project for CEQA analysis, it falls within the “Common Sense” CEQA exemption set forth in CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. No unusual circumstances exist and none of the exceptions under CEQA Guidelines Section 15300.2 apply. Appropriate CEQA analysis will occur prior to the City committing to any particular Zoning Ordinance changes as part of the formal pre-adoption process.

PUBLIC COMMENT/OUTREACH

The Zoning Advisory Group (ZAG), whose members include citizen representatives from various City boards and commissions, met on April 22, 2024 to discuss topics to be addressed through Phase 2 of the zoning update. This meeting was held early during the Phase 2 timeline and allowed ZAG members to contribute feedback about several key topics for the updated Zoning Ordinance, including new and updated definitions for land uses, alternative parking strategies, and transportation demand management. The ZAG meetings are also open to the general public.

The main community engagement strategy to date for Phase 2 of the zoning update was the outreach conducted to promote the online survey. City staff used a variety of outreach methods to publicize the online survey obtain a large number of responses that reflect a wide range of demographics and viewpoints in the community. These included messages sent to the project email list, announcements on the City’s social media channels, and a request for the City’s Zoning Advisory Group to assist with spreading the word. Planning staff also conducted in-person community outreach for the survey by tabling at locations such as the Milpitas Farmers’ Market, the Milpitas Public Library, the Barbara Lee Senior Center, and the Milpitas Community Center.

Throughout the second phase of the zoning update project, the City will continue to use its social media channels (NextDoor, YouTube, X, Facebook, etc.) as well as the project email list to share information about the Comprehensive Zoning Ordinance Update, announce opportunities for community involvement, and invite public comments.

RECOMMENDATION

Staff recommends that the Planning Commission receive a progress report on the work completed to date on Phase 2 of the Comprehensive Zoning Update, review and provide comments on the results of the recent online community survey, and provide feedback on key issues and policy considerations for Phase 2 of the zoning update work.

ATTACHMENTS

- A: Online Community Survey Report for Comprehensive Zoning Ordinance Update
- B. Parking Discussion/Analysis Handout, prepared by Lisa Wise Consulting (LWC) for the Town of Mammoth Lakes
- C. Map - Parking Reform Throughout the United States



COMPREHENSIVE ZONING ORDINANCE UPDATE

ONLINE COMMUNITY SURVEY REPORT

Prepared for:

City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035



Prepared by:

Lisa Wise Consulting, Inc.
870 Market Street, Suite 977
San Francisco, CA 94102

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Introduction

Comprehensive Zoning Ordinance Update

The City of Milpitas is leading a comprehensive update of its Zoning Ordinance (Municipal Code Chapter XI-10 Zoning), which is the primary implementation tool for the General Plan regarding land use. The Ordinance was written and adopted in 1955, and most recently updated in 2008. Although there have been multiple ad-hoc amendments in recent years in response to changes in state law, zoning practice, and technology, the Zoning Ordinance has not kept pace with changing land use trends and does not reflect current best practices. The objectives of the Zoning Ordinance Update are to:

- Modernize the Zoning Ordinance;
- Make the Zoning Ordinance more user-friendly;
- Ensure consistency across all applicable City documents; and
- Promote more compact, mixed-use and transit-oriented development types, where appropriate.

Community outreach and engagement are an integral part of this effort. Various outreach events and tools have been used to inform the community and gather input on the Zoning Ordinance Update project since April 2023 including a project website (www.milpitaszoningupdate.org), stakeholder interviews, Zoning Advisory Group meetings, a public workshop, press releases, social media and email updates, and meetings with a Technical Advisory Committee and City staff.

Survey

In June 2024, Lisa Wise Consulting, Inc. (LWC) and the City of Milpitas (City) published an online survey to gather feedback from the community on the Zoning Ordinance Update. The survey was intended to provide a better understanding of the community's perspective on specific topics to better inform the Zoning Ordinance Update. Input from the survey will help the City and LWC develop the most effective and appropriate Zoning Ordinance to achieve the community's vision and goals for Milpitas.

Methodology

To reach the greatest number and broadest cross section of individuals, the survey was developed and posted on Survey Monkey, one of the most popular and accessible online survey platforms. It was active for 25 days between June 21, 2024 and July 14, 2024.

The survey included introductory and explanatory text to guide and inform respondents as they answered each question. In this report, text that introduced or provided context in the survey is presented in blue following the subject heading. The complete survey is attached (see Attachment 1) and was divided into the following 10 sections:

1. **Identity** – Respondents were asked some questions about their identity, residency, and property or business ownership/status in Milpitas.

2. **Transportation Demand Management** – Respondents were asked to provide their opinion on appropriate methods and strategies for Transportation Demand Management (TDM) in Milpitas.
3. **Alternative Parking Strategies** – Respondents were asked to provide their opinion on appropriate methods and strategies for alternative parking strategies in Milpitas.
4. **Housing Incentives** – Respondents were asked to provide their opinion on providing housing incentives through the City's Zoning Ordinance.
5. **Sustainability Incentives** – Respondents were asked to provide their opinion on providing sustainability incentives through the City's Zoning Ordinance.
6. **Nonconforming Uses and Buildings** – Respondents were asked to provide their opinion on utilizing nonconforming uses and buildings with or without adequate parking.
7. **Home-Based Businesses** – Respondents were asked to provide their opinion on regulating home-based businesses.
8. **Single-Family Residential Design Requirements** – Respondents were asked to provide their opinion on design standards and the current front yard paving requirement for single-family residential properties.
9. **Public Notifications** – Respondents were asked to indicate the method of public notification they prefer.
10. **Write-In** – Respondents were given the opportunity to provide a write-in response on any subject.

The survey, which was developed in collaboration with City staff, included 20 questions and took five to eight minutes to complete. The survey was completely voluntary and confidential. No personally identifiable information was collected, and results are presented only in aggregate form where no comments could be attributed to any one individual.

The survey generated 83 responses from residents, property owners, business owners, and other community members.

Survey Results

The online survey successfully engaged 83 community members in the City's Zoning Ordinance Update outreach effort. Responses to each question are summarized below.

Identity

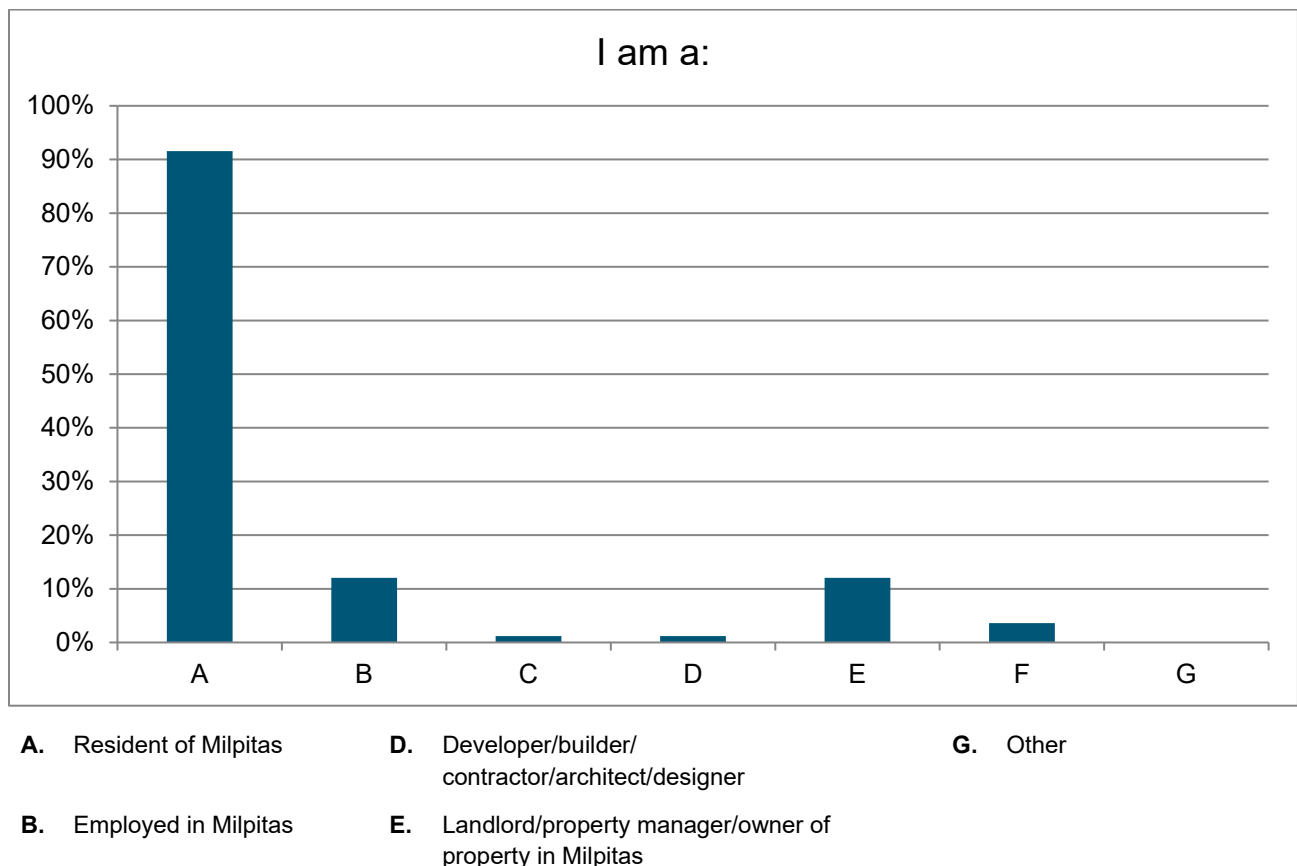
Most respondents (91.5%) were residents of Milpitas, with 56.5% having lived in the city for more than 10 years. 82% of respondents own their homes. The age of respondents was distributed relatively evenly among the 25-34, 45-54, 55-64, and 65+ age groups; however, the largest age group for respondents (26.5%) was 35-44 years old.

Question #1: I am a: *Select all that apply.*

Results:

- 91.5% selected "Resident of Milpitas" as an applicable identity.
- 12% identify as "Employed in Milpitas". Another 12% identify as "Landlord/property manager/owner of property in Milpitas".

FIGURE 1 – SURVEY RESPONDENTS



C. Student in Milpitas

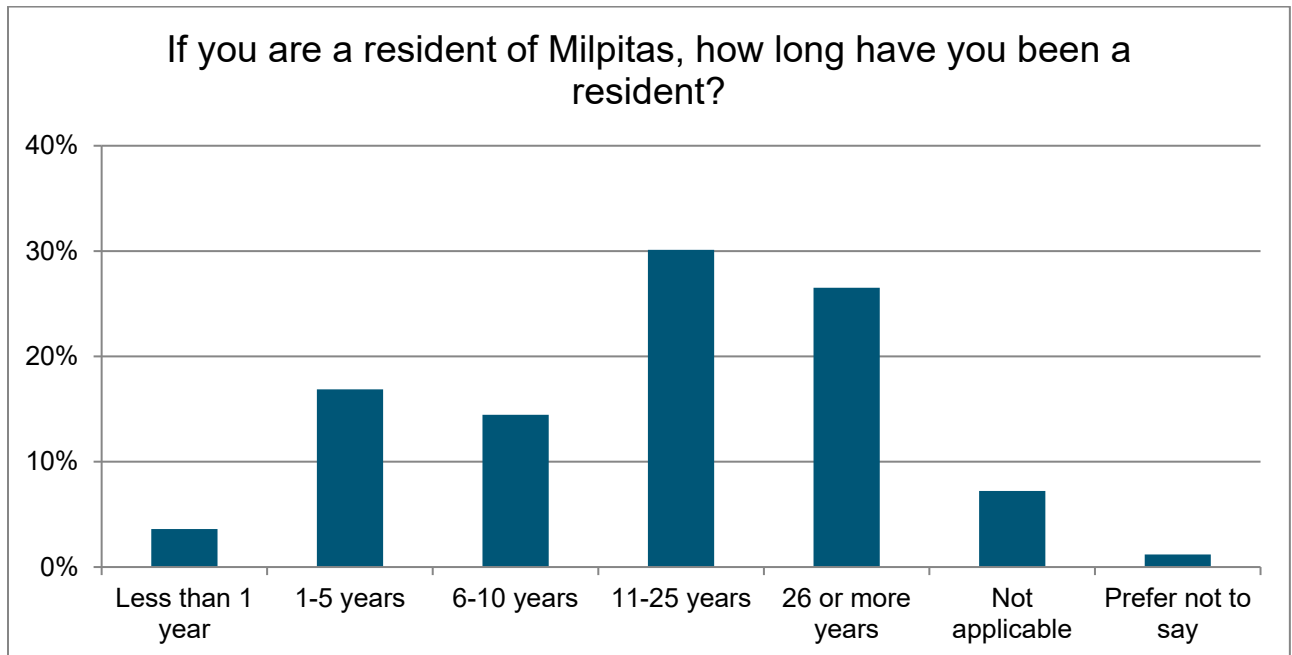
F. Owner/operator of a Milpitas business

Question #2: If you are a resident of Milpitas, how long have you been a resident?

Results:

- 30% have been residents of Milpitas for 11-25 years.
- 56.5% have been residents of Milpitas for more than 10 years.
- 31% have been residents of Milpitas for 1-10 years.

FIGURE 2 – LENGTH OF RESIDENCY

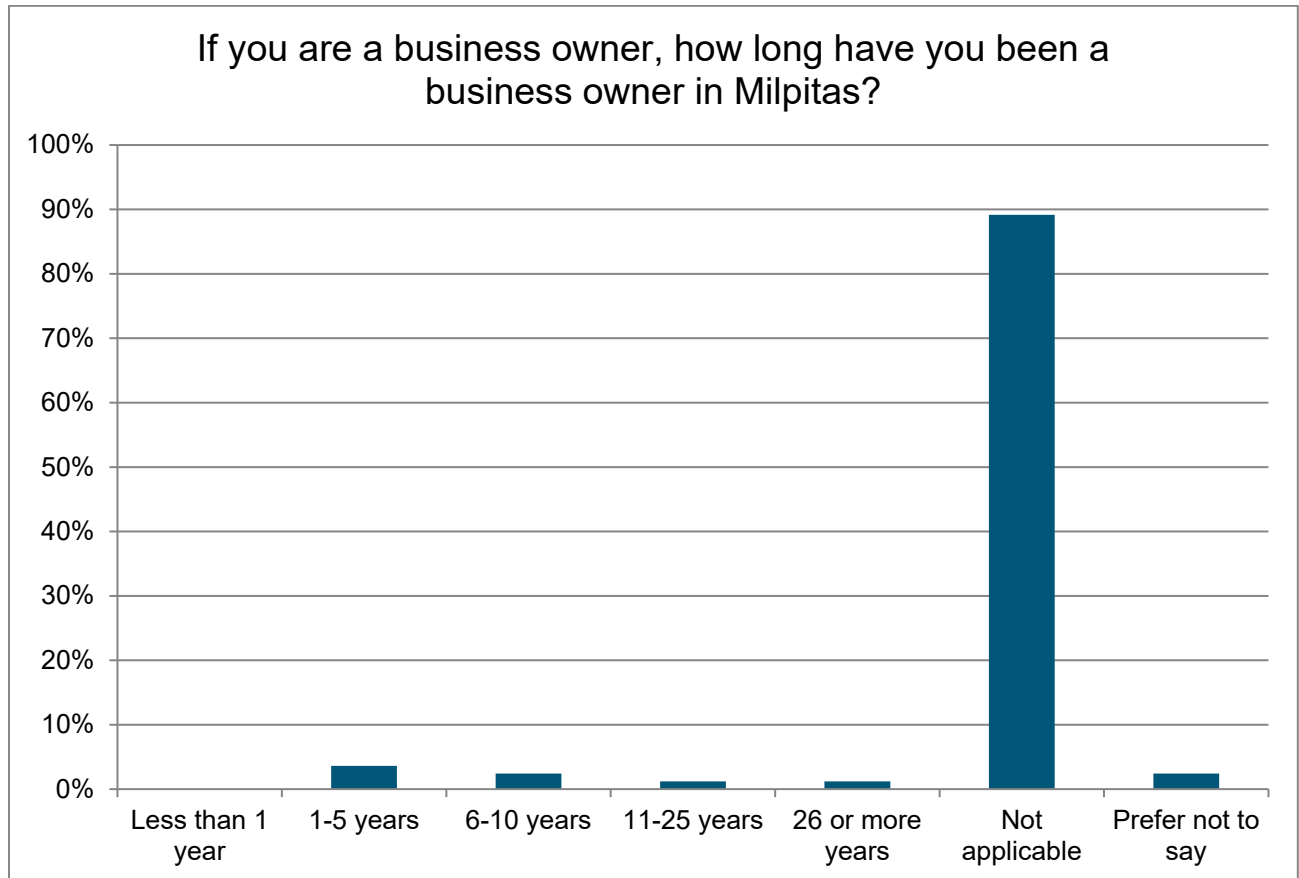


Question #3: If you are a business owner, how long have you been a business owner in Milpitas?

Results:

- 89% selected “not applicable”.
- The length of ownership range most common was 1-5 years (3.5%) followed by 6-10 years (2.5%).

FIGURE 3 – LENGTH OF LOCAL BUSINESS OWNERSHIP

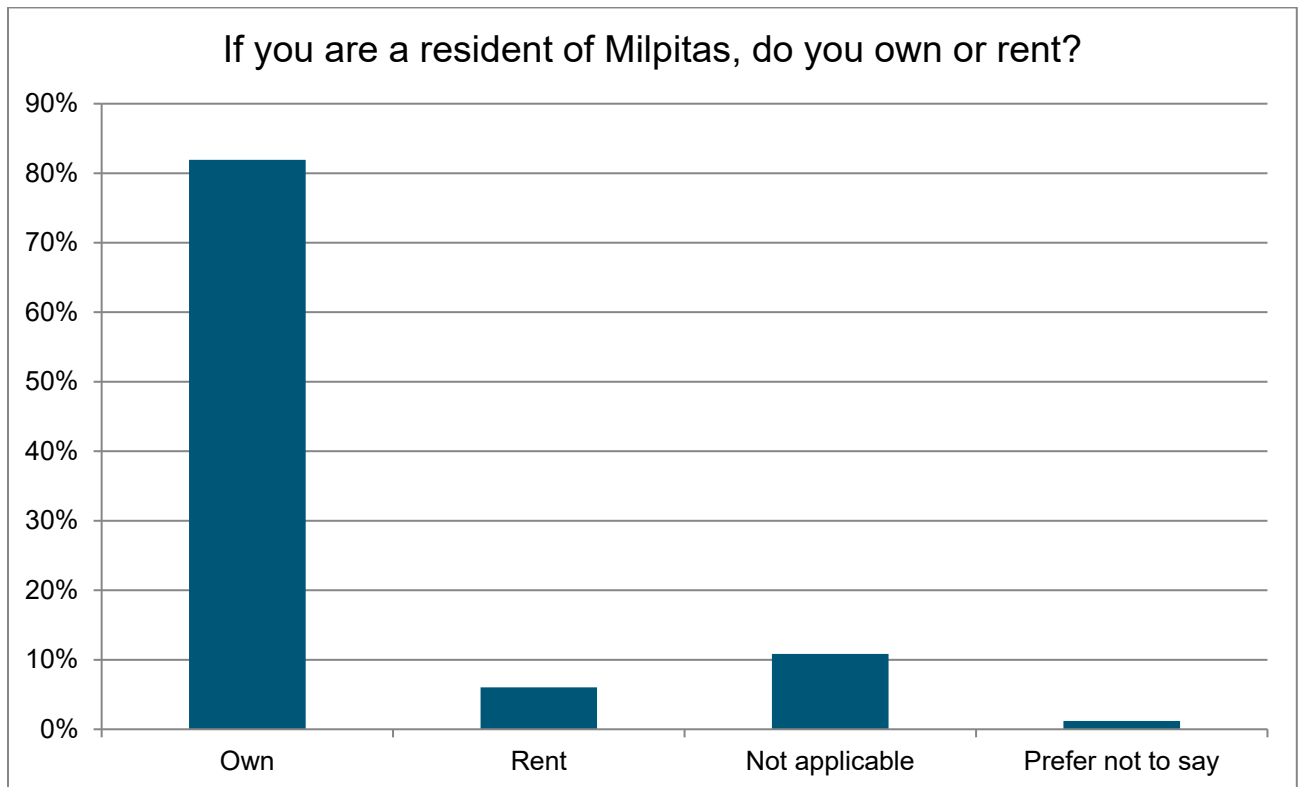


Question #4: If you are a resident of Milpitas, do you own or rent?

Results:

- 82% own their homes.
- 6% rent their homes.
- 11% selected “Not applicable”.

FIGURE 4 – HOME TENURE

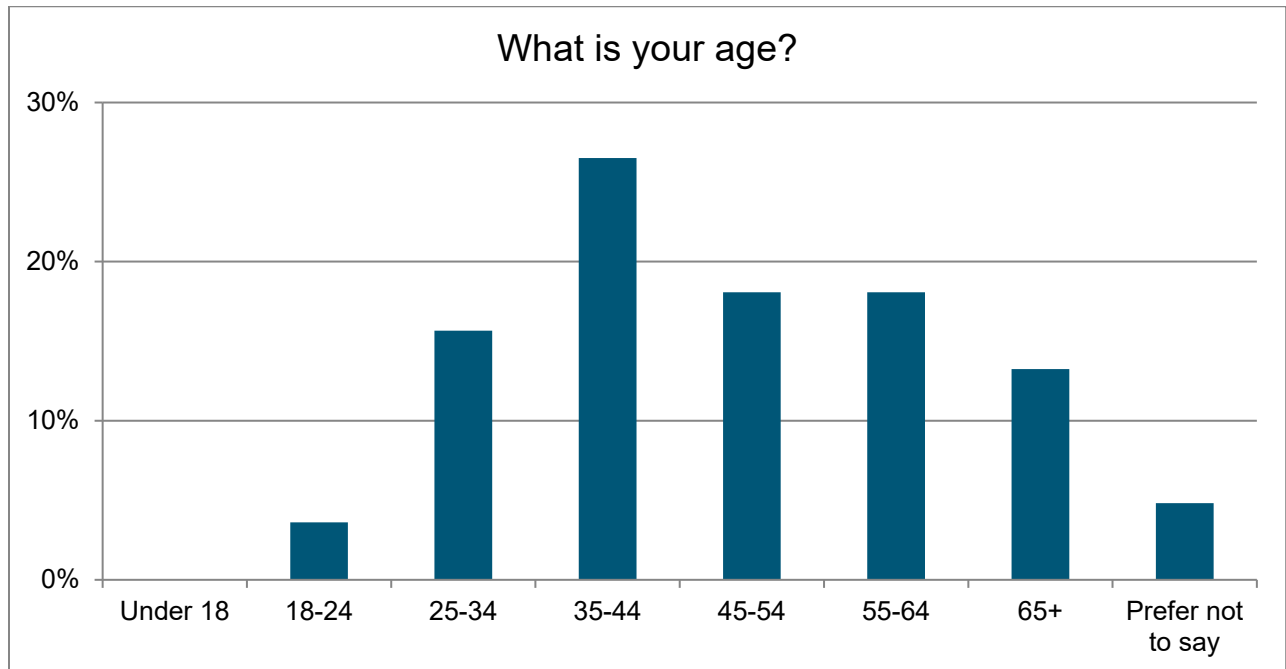


Question #5: What is your age?

Results:

- 26.5% are aged 35-44.
- 31.5% are over 55.
- 19.5% are under 35.

FIGURE 5 – RESPONDENT AGE



Transportation Demand Management

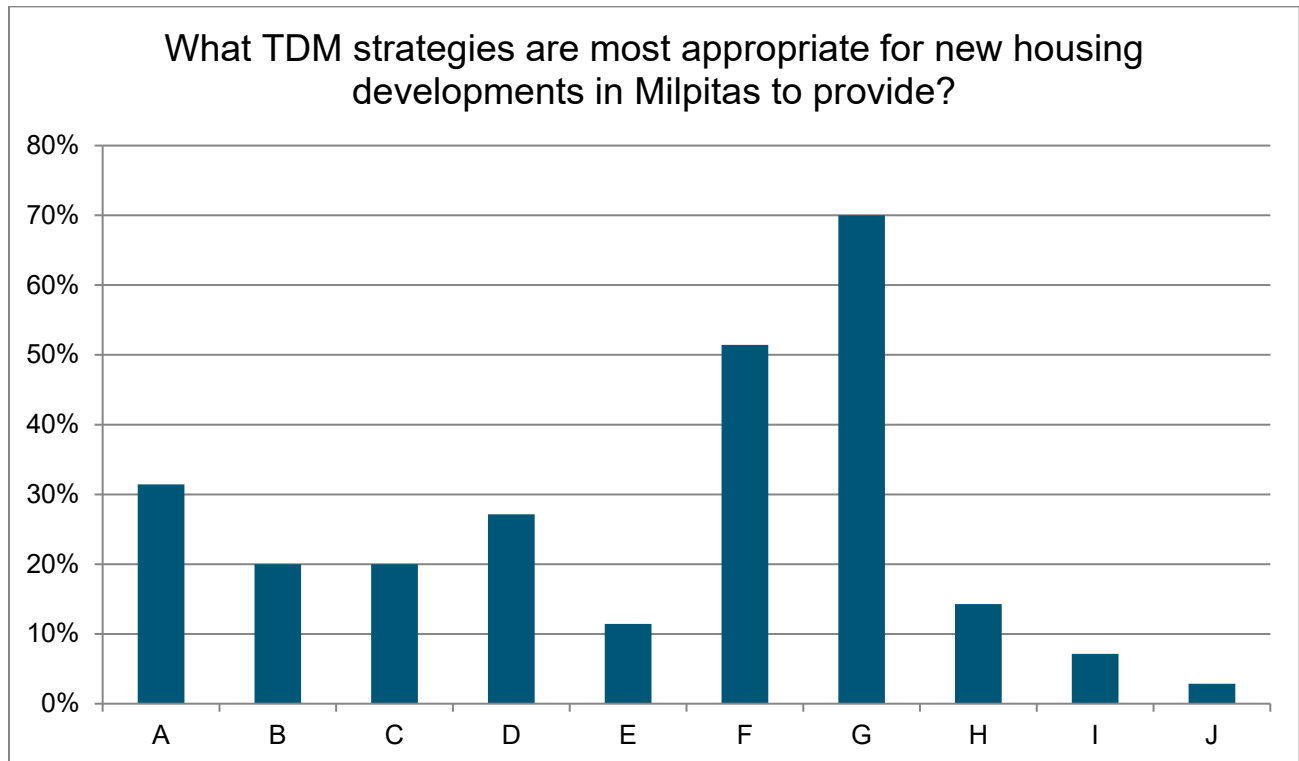
Transportation Demand Management (TDM) strategies aim to reduce vehicle trips and traffic congestion without building more roads. Cities can require TDM strategies for new development projects.

Question #6: What TDM strategies are most appropriate for new housing developments in Milpitas to provide? Select all that apply.

Results:

- The most popular TDM strategies for housing developments were:
 - Require developers to pay funds for or build local transit, pedestrian and bike facilities, and/or infrastructure (70%).
 - Active transportation gap closure (e.g., ensure pedestrian paths and bicycle lanes connect to the project site) (51.5%).
 - Transit pass subsidies for residents (31.5%).
- The least popular TDM strategies for housing developments were:
 - Other (14.5%).
 - On-site bicycle repair (11.5%).

See next page.

FIGURE 6 – APPROPRIATE TDM STRATEGIES FOR NEW HOUSING DEVELOPMENTS

A. Transit pass subsidies for residents

E. On-site bicycle repair station

I. None / not applicable

B. On-site car share

F. Active transportation gap closure (e.g., ensure pedestrian paths and bicycle lanes connect to the project site)

J. I don't know

C. Unbundle parking (i.e., separating the price of a parking space from the base rent or sale price of an apartment or condominium)

G. Require developers to pay funds for or build local transit, pedestrian and bike facilities, and/or infrastructure

D. On-site bicycle share or micromobility (e.g., bike, scooter, other lightweight small/personal vehicles) program participation for residents

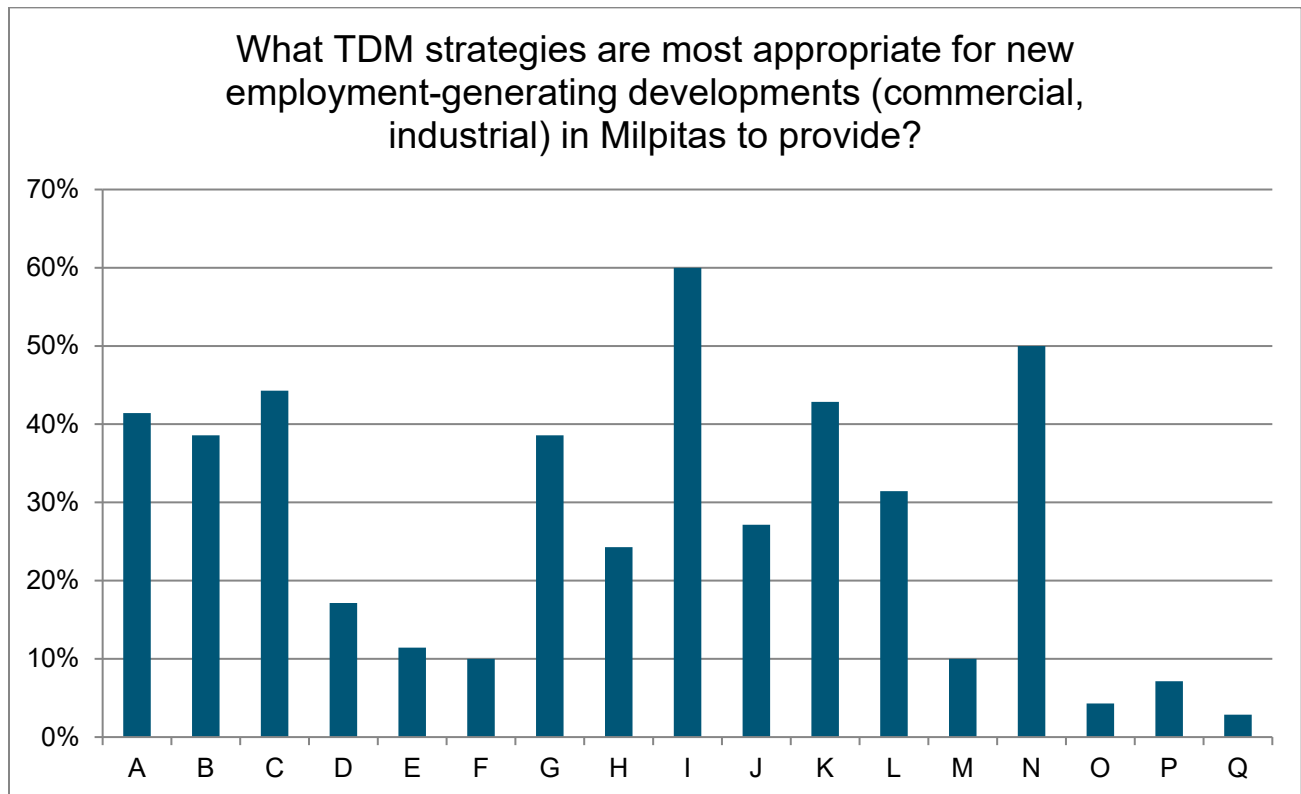
H. Other

Question #7: What TDM strategies are most appropriate for new employment-generating developments (commercial, industrial) in Milpitas to provide? *Select all that apply.*

Results:

- The most popular TDM strategies for employment-generating developments were:
 - Telecommuting/flex work schedules (60%).
 - On-site amenities to reduce employee vehicle trips during the work day (e.g., childcare, cafeteria, etc.) (50%).
 - Carpool/vanpool programs for employees with preferential designated parking (44%).
 - Require developers to pay funds for or build local transit, pedestrian and bike facilities, and/or infrastructure (43%).
 - Transit pass subsidies and pre-tax transit benefits for employees (41.5%).
- The least popular TDM strategies for employment-generating developments were:
 - On-site car share (17%).
 - Unbundle parking (i.e., separating the price of a parking space from the base lease price of a commercial space) (11.5%).
 - On-site bicycle repair station (10%).
 - Provide employee housing on the project site (10%).

See next page.

FIGURE 7 – TDM STRATEGIES FOR NEW EMPLOYMENT-GENERATING DEVELOPMENTS

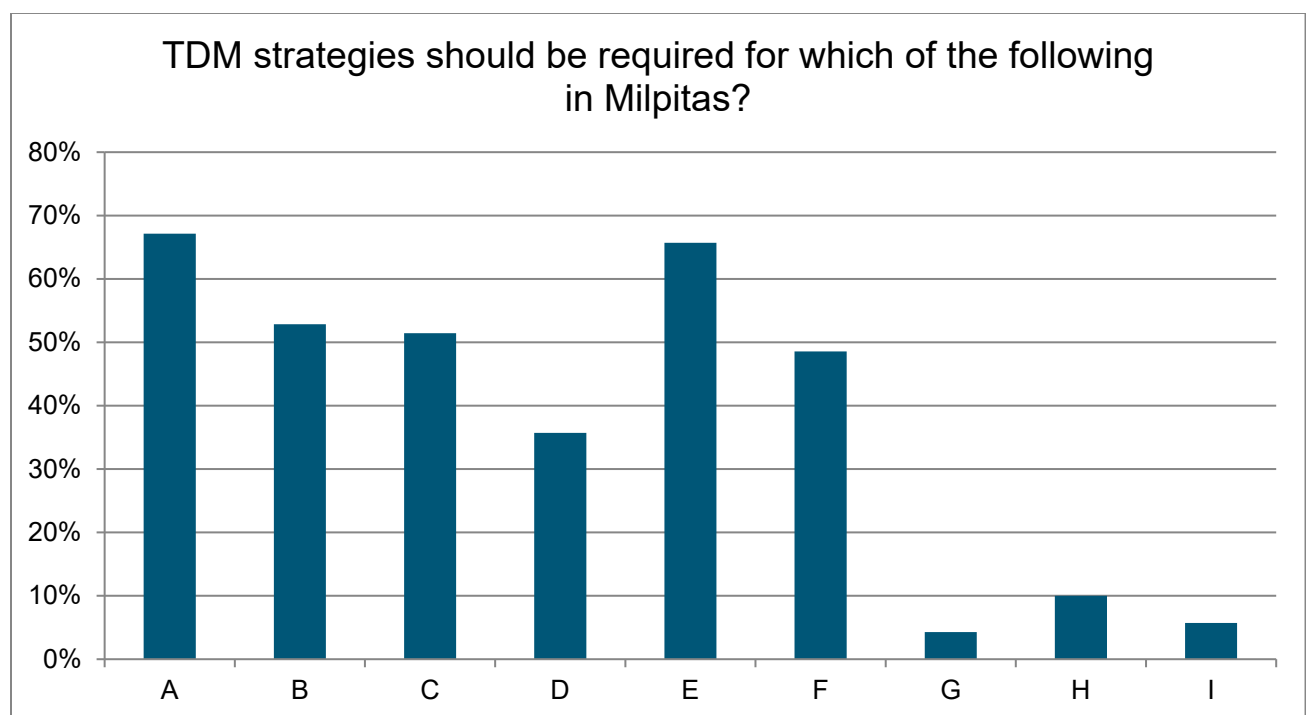
- | | | |
|--|---|---|
| A. Transit pass subsidies and pre-tax transit benefits for employees | G. Bicycle storage and lockers for employees | M. Provide employee housing on the project site |
| B. Cash reward incentives (e.g., employers incentivize employees to commute via walking, bicycling, or transit with cash rewards) | H. Employee shower facilities to encourage bicycling to work | N. On-site amenities to reduce employee vehicle trips during the work day (e.g., childcare, cafeteria, etc.) |
| C. Carpool/vanpool programs for employees with preferential designated parking | I. Telecommuting/flex work schedules | O. Other |
| D. On-site car share | J. Active transportation gap closure (e.g., ensure pedestrian paths and bicycle lanes connect to the project site) | P. None / not applicable |
| E. Unbundle parking (i.e., separating the price of a parking space from the base lease price of a commercial space) | K. Require developers to pay funds for or build local transit, pedestrian and bike facilities, and/or infrastructure | Q. I don't know |
| F. On-site bicycle repair station | L. Enhanced shuttle commitment (e.g., hotels funding or providing a supplemental shuttle service to airport, etc.) | |

Question #8: TDM strategies should be required for which of the following in Milpitas? *Select all that apply.*

Results:

- 67% believe that TDM strategies should be required for new residential development projects over a certain size (e.g., 20 or more units).
- 66% believe that TDM strategies should be required for new employment-generating development projects (e.g., office, research & development) of a certain size (e.g., more than 10,000 square feet).
- 10% believe that TDM Plans shouldn't be required.

FIGURE 8 – WHAT PROJECTS SHOULD REQUIRE TDM STRATEGIES?



- | | | |
|--|---|--|
| A. New residential development projects over a certain size (e.g., 20+ units) | D. New restaurants of a certain size (e.g., more than 5,000 sf) | G. Other |
| B. New hotels (e.g., 40 rooms or more) | E. New employment-generating development projects (e.g., office, research & development) of a certain size (e.g., more than 10,000 sf) | H. None / TDM Plans shouldn't be required |
| C. New retail uses of a certain size (e.g., more than 5,000 sf) | F. New warehouses/distribution and industrial facilities of a certain size (e.g., 50,000 sf or generate more than 100 daily trips) | I. I don't know |

Alternative Parking Strategies

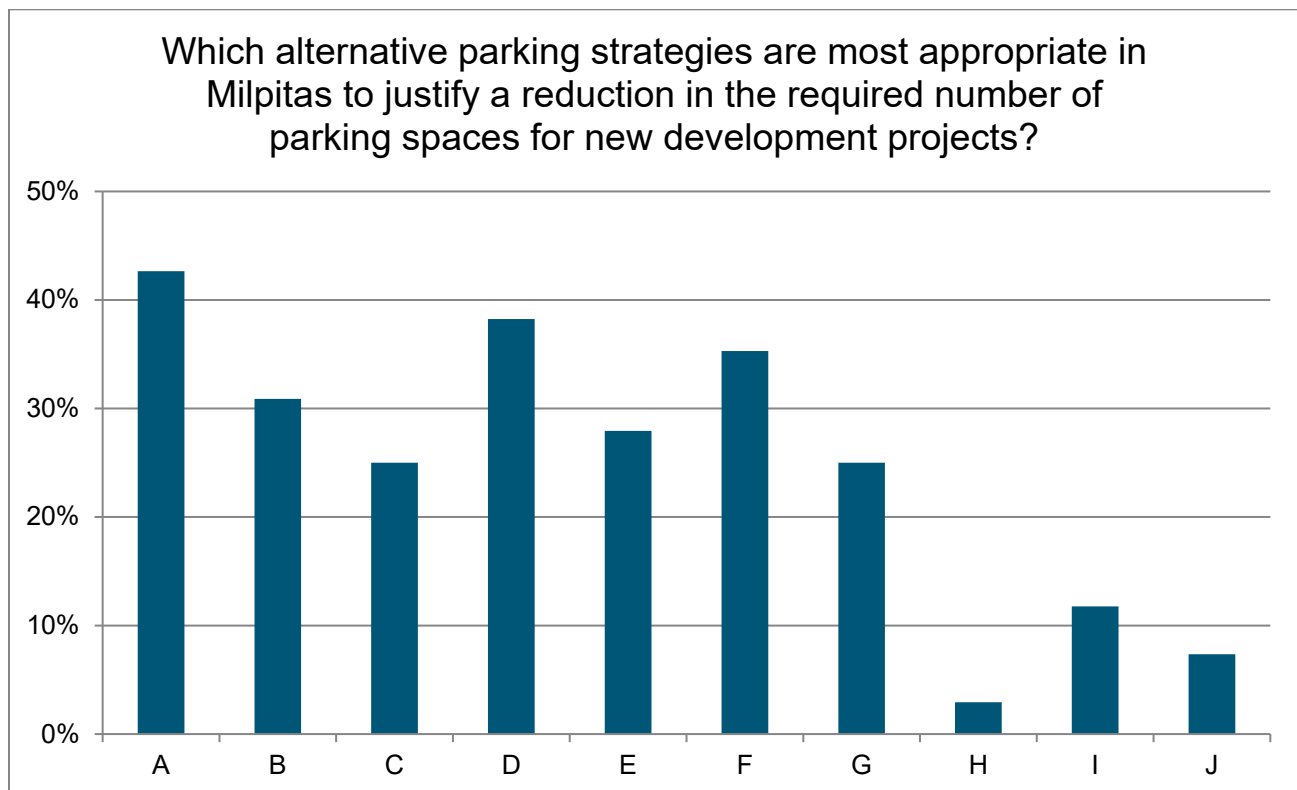
Alternative parking strategies can be required for a proposed development project to reduce the number of parking spaces required.

Question #9: Which alternative parking strategies are most appropriate in Milpitas to justify a reduction in the required number of parking spaces for new development projects? *Select all that apply.*

Results:

- The most popular alternative parking strategies to justify a reduction in the required number of parking spaces for new development projects were:
 - Provide off-site parking (i.e., provide some parking spaces off-site with connection to the project site via walking, biking, transit, etc.) (42.5%).
 - Provide carpool or vanpool spaces in exchange for a reduction in the number of required regular parking spaces (38%).
 - Parking requirement reductions based on proximity to transit (i.e., reductions given if the site is within walking distance to a transit stop) (35%).
- The least popular alternative parking strategies to justify a reduction in the required number of parking spaces for new development projects were:
 - In-lieu parking fees to be paid by the developer/applicant that would be used to fund shared parking facilities (25%).
 - Provide designated car share vehicles onsite (e.g., Zipcar, Getaround) (25%).

See next page.

FIGURE 9 – APPROPRIATE ALTERNATIVE PARKING STRATEGIES

- | | | |
|---|--|--|
| <p>A. Provide off-site parking (i.e., provide some parking spaces off-site with connection to the project site via walking, biking, transit, etc.)</p> <p>B. Provide electric vehicle (EV) charging parking spaces in exchange for a reduction in the number of required regular parking spaces</p> <p>C. Provide designated car share vehicles onsite (e.g., Zipcar, Getaround)</p> <p>D. Provide carpool or vanpool spaces in exchange for a reduction in the number of required regular parking spaces</p> | <p>E. Provide bicycle parking spaces above what is required under applicable zoning regulations</p> <p>F. Parking requirement reductions based on proximity to transit (i.e., reductions given if the site is within walking distance to a transit stop)</p> <p>G. In-lieu parking fees to be paid by the developer/applicant that would be used to fund shared parking facilities</p> <p>H. Other</p> | <p>I. None / not applicable</p> <p>J. I don't know</p> |
|---|--|--|

Housing Incentives

Cities can encourage desired development projects and housing unit types by providing incentives for development in the Zoning Ordinance. Housing zoning incentives are required by the City's state-mandated Housing Element, the document that governs housing policy and planning in Milpitas.

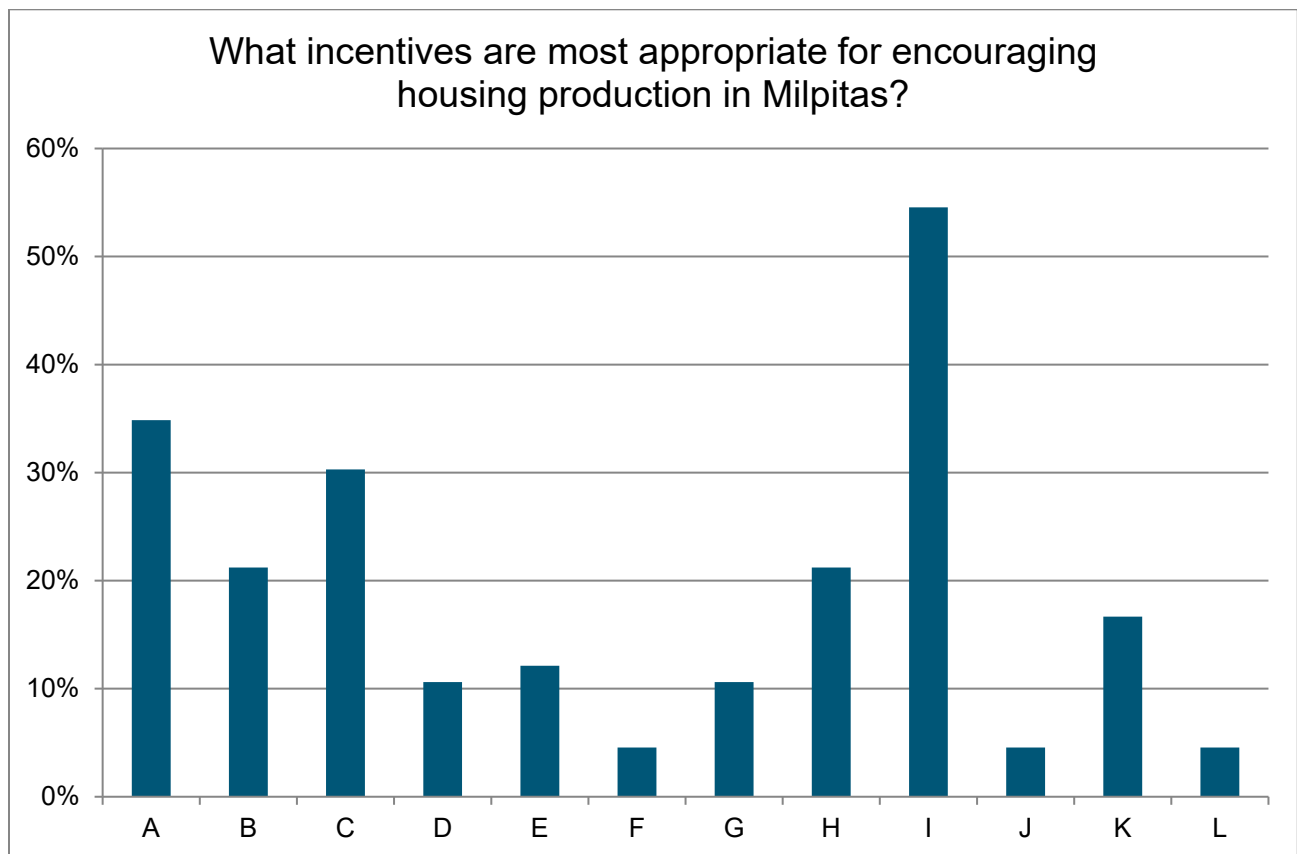
Since development standards impact cost of construction and potential development revenues, these incentives can reduce development costs and increase the likelihood of a project being constructed.

Question #10: What incentives are most appropriate for encouraging housing production in Milpitas? *Select all that apply.*

Results:

- The most popular incentives to encourage housing production in Milpitas were to:
 - Streamline development review (i.e., make the approval process quicker and simpler) (54.5%).
 - Increase allowed density (i.e., number of residential units allowed on a parcel) above what zoning currently allows (35%).
 - Increase allowed building height above what zoning currently allows (30%).
- The least popular incentives to encourage housing production in Milpitas were to:
 - Reduce common open space requirements (e.g. shared lawn, plaza, or outdoor amenity areas) (4.5%).
 - Reduce number of regular parking spaces required (i.e., for residents or non-residential uses) (10.5%).
 - Reduce private open space requirements (e.g., residential unit balconies or patios) (10.5%).

See next page.

FIGURE 10 – APPROPRIATE INCENTIVES TO ENCOURAGE HOUSING

- | | | |
|---|---|---|
| A. Increase allowed density (i.e., number of residential units allowed on a parcel) above what zoning currently allows | E. Reduce number of guest parking spaces required (i.e., for guests visiting a multifamily residential building) | I. Streamline development review (i.e., make the approval process quicker and simpler) |
| B. Increase allowed building floor area over what zoning currently allow | F. Reduce common open space requirements (e.g. shared lawn, plaza, or outdoor amenity areas) | J. Other |
| C. Increase allowed building height above what zoning currently allows | G. Reduce private open space requirements (e.g., residential unit balconies or patios) | K. None / not applicable |
| D. Reduce number of regular parking spaces required (i.e., for residents or non-residential uses) | H. Allow deviations from development standards such as building setbacks, landscaping requirements, etc. | L. I don't know |

Sustainability Incentives

Cities can offer incentives that encourage developers to exceed baseline sustainability requirements for new building construction. The State of California requires a certain level of energy-efficient building construction, but the City could offer incentives to projects that go beyond those State-mandated requirements.

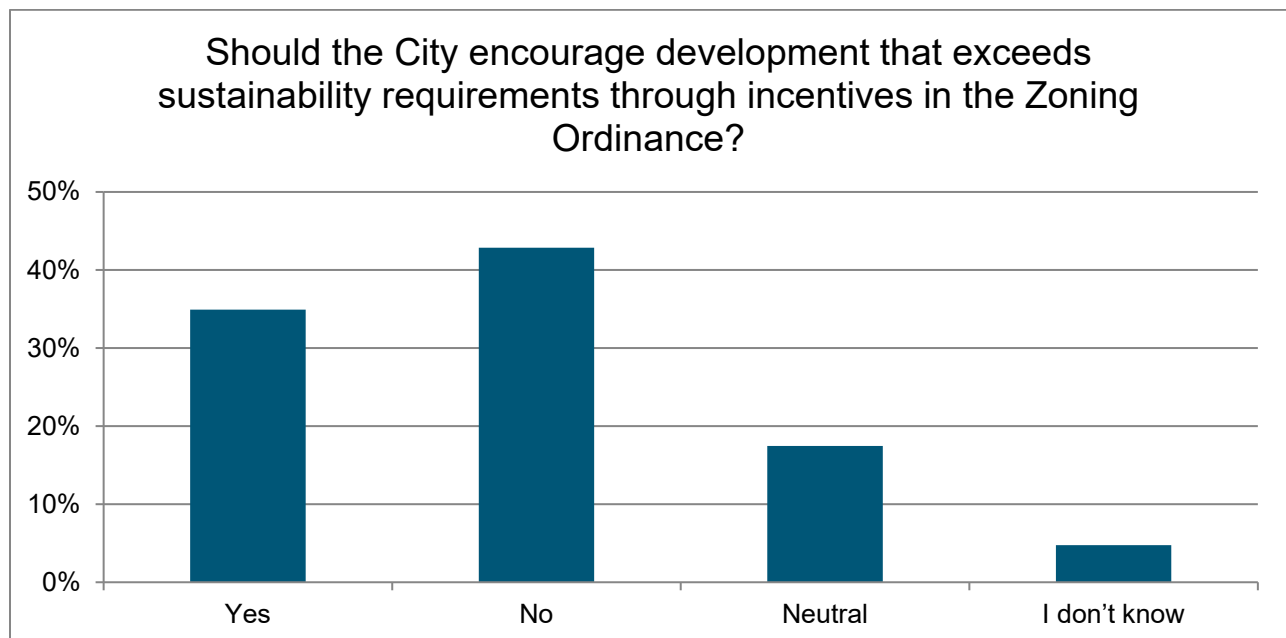
Incentives are usually intended to reduce development costs and increase the likelihood of a project being constructed.

Question #11: Should the City encourage development that exceeds sustainability requirements through incentives in the Zoning Ordinance?

Results:

- 43% said that the City should not encourage development that exceeds sustainability requirements through incentives in the Zoning Ordinance.
- 35% said that the City should encourage that exceeds sustainability requirements through incentives in the Zoning Ordinance.
- 17.5% were neutral.

FIGURE 11 – SHOULD THE CITY ENCOURAGE SUSTAINABILITY THROUGH INCENTIVES?

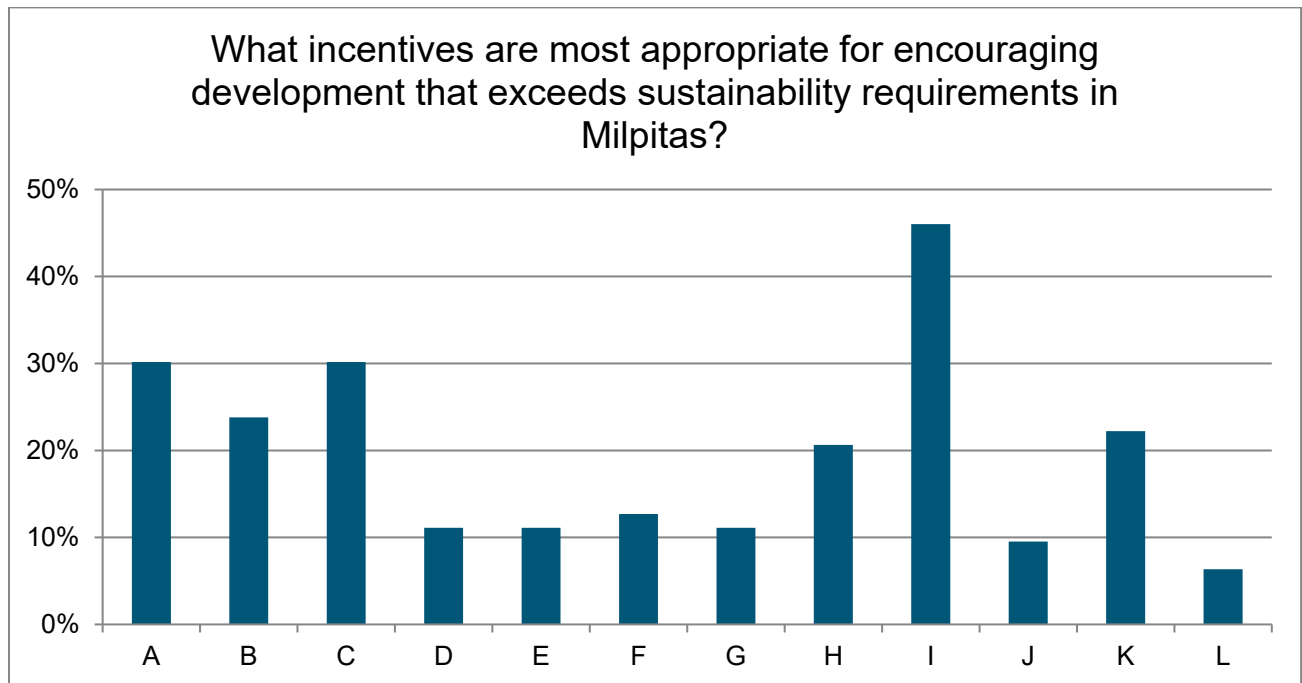


Question #12: What incentives are most appropriate for encouraging development that exceeds sustainability requirements in Milpitas? *Select all that apply.*

Results:

- The most popular incentives to encourage sustainable development in Milpitas were to:
 - Streamline development review (i.e., make the approval process quicker and simpler) (46%).
 - Increase allowed building height above what zoning currently allows (30%).
 - Increase allowed density (i.e., number of residential units allowed on a parcel) above what zoning currently allows (30%).
- The least popular incentives to encourage sustainable development in Milpitas were to:
 - Reduce number of regular parking spaces required (i.e., for residents or non-residential uses) (11%).
 - Reduce number of guest parking spaces required (i.e., for guests visiting a multifamily residential building) (11%).
 - Reduce private open space requirements (e.g., residential unit balconies or patios) (11%).
- 22% selected “None / not applicable”.

See next page.

FIGURE 12 – SUSTAINABILITY INCENTIVES

- | | | |
|--|--|--|
| <p>A. Increase allowed density (i.e., number of residential units allowed on a parcel) above what zoning currently allows</p> <p>B. Increase allowed building floor area over what zoning currently allow</p> <p>C. Increase allowed building height above what zoning currently allows</p> <p>D. Reduce number of regular parking spaces required (i.e., for residents or non-residential uses)</p> | <p>E. Reduce number of guest parking spaces required (i.e., for guests visiting a multifamily residential building)</p> <p>F. Reduce common open space requirements (e.g., shared lawn, plaza, or outdoor amenity areas)</p> <p>G. Reduce private open space requirements (e.g., residential unit balconies or patios)</p> <p>H. Allow deviations from development standards such as building setbacks, landscaping requirements, etc.</p> | <p>I. Streamline development review (i.e., make the approval process quicker and simpler)</p> <p>J. Other</p> <p>K. None / not applicable</p> <p>L. I don't know</p> |
|--|--|--|

Nonconforming Uses and Buildings

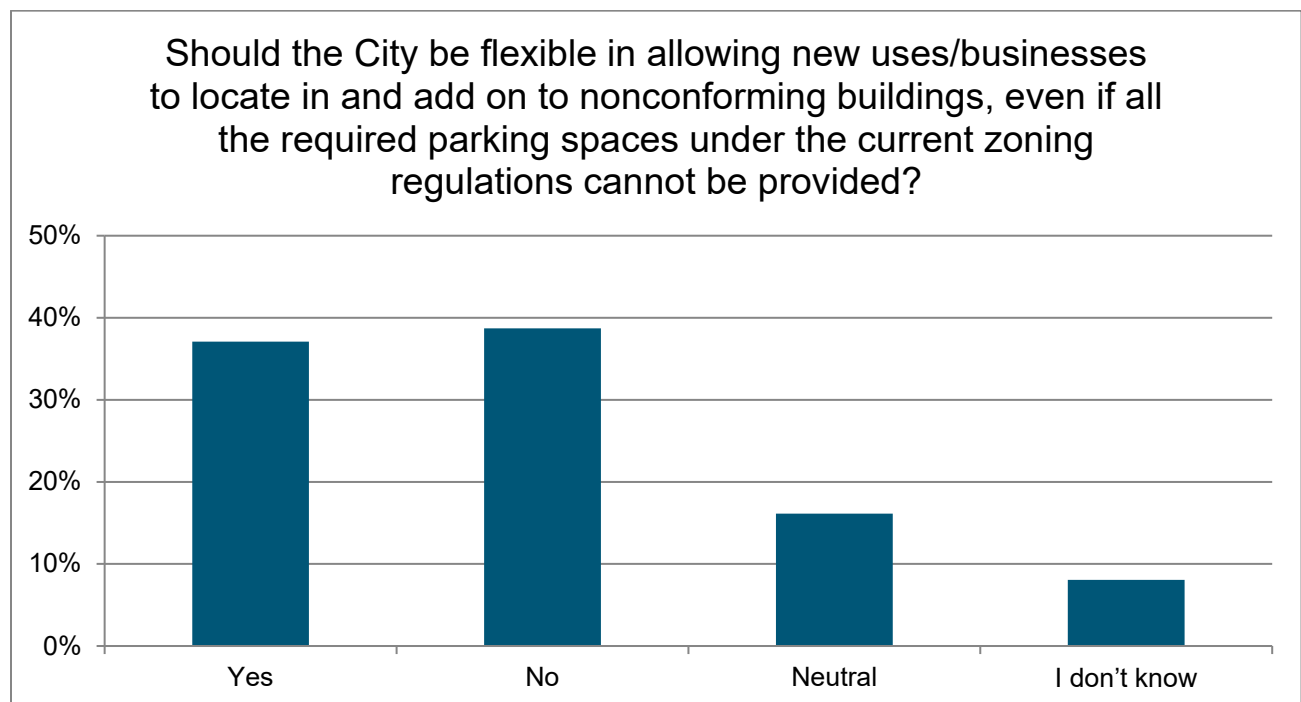
Nonconforming uses or buildings are those that were legally established or built under an older version of the Zoning Ordinance, but due to changes in zoning regulations, no longer meet the Zoning Ordinance's current standards (e.g., uses or activities on the property, parking, setbacks, etc.).

Question #13: Should the City be flexible in allowing new uses/businesses to locate in and add on to nonconforming buildings, even if all the required parking spaces under the current zoning regulations cannot be provided?

Results:

- 38% said the City should not be flexible in allowing new uses/businesses to locate in and add on to nonconforming buildings, even if all the required parking spaces under the current zoning regulations cannot be provided.
- 37% said the City should be flexible in allowing new uses/businesses to locate in and add on to nonconforming buildings, even if all the required parking spaces under the current zoning regulations cannot be provided.
- 16% were neutral.

FIGURE 13 – PARKING FLEXIBILITY FOR NONCONFORMING BUILDINGS

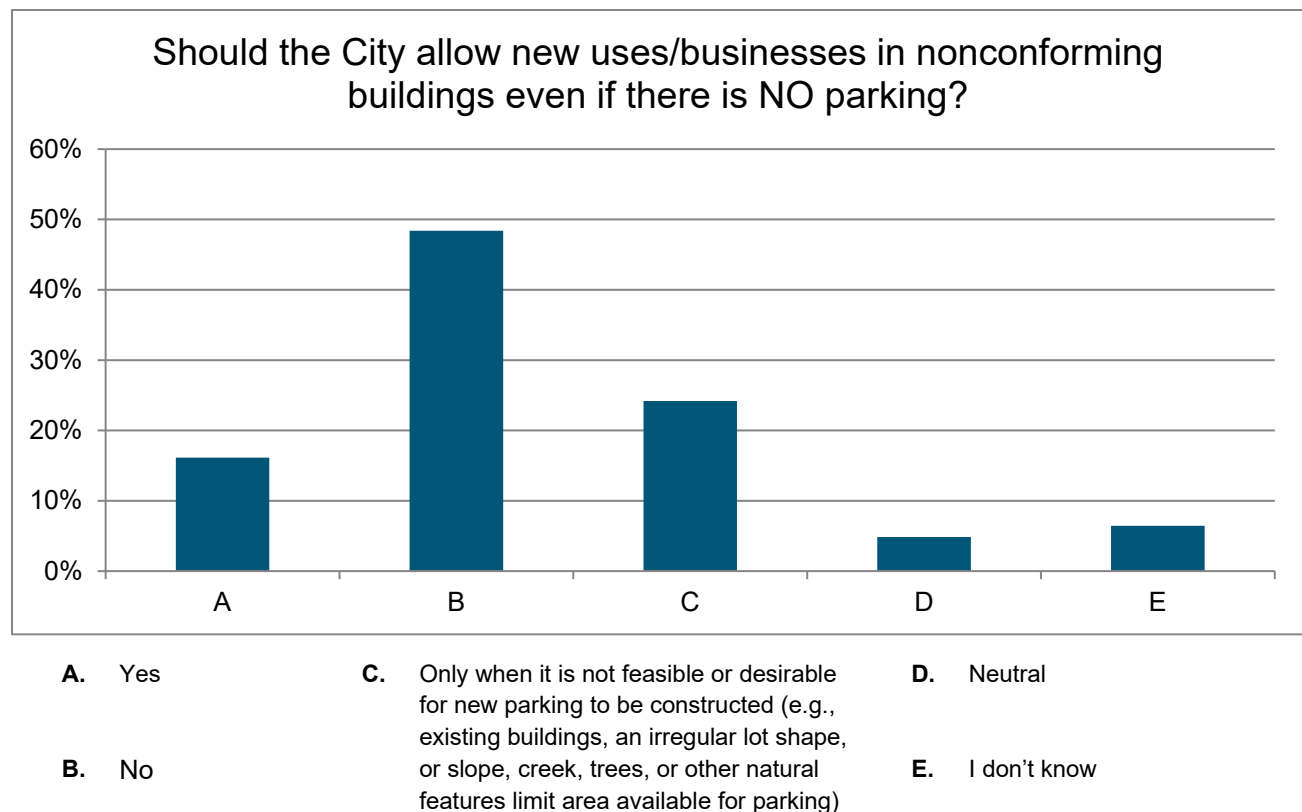


Question #14: Should the City allow new uses/businesses in nonconforming buildings even if there is NO parking?

Results:

- 48% say the City should not be flexible in allowing new uses/businesses to locate in and add on to nonconforming buildings when there is no parking.
- 24% say the City should be flexible only when it is not feasible or desirable for new parking to be constructed (e.g., existing buildings, an irregular lot shape, or slope, creek, trees, or other natural features limit area available for parking).
- 16% say the City should be flexible in allowing new uses/businesses to locate in and add on to nonconforming buildings, even if there is no parking.

FIGURE 14 – NONCONFORMING BUILDINGS WITHOUT PARKING



Home-Based Businesses

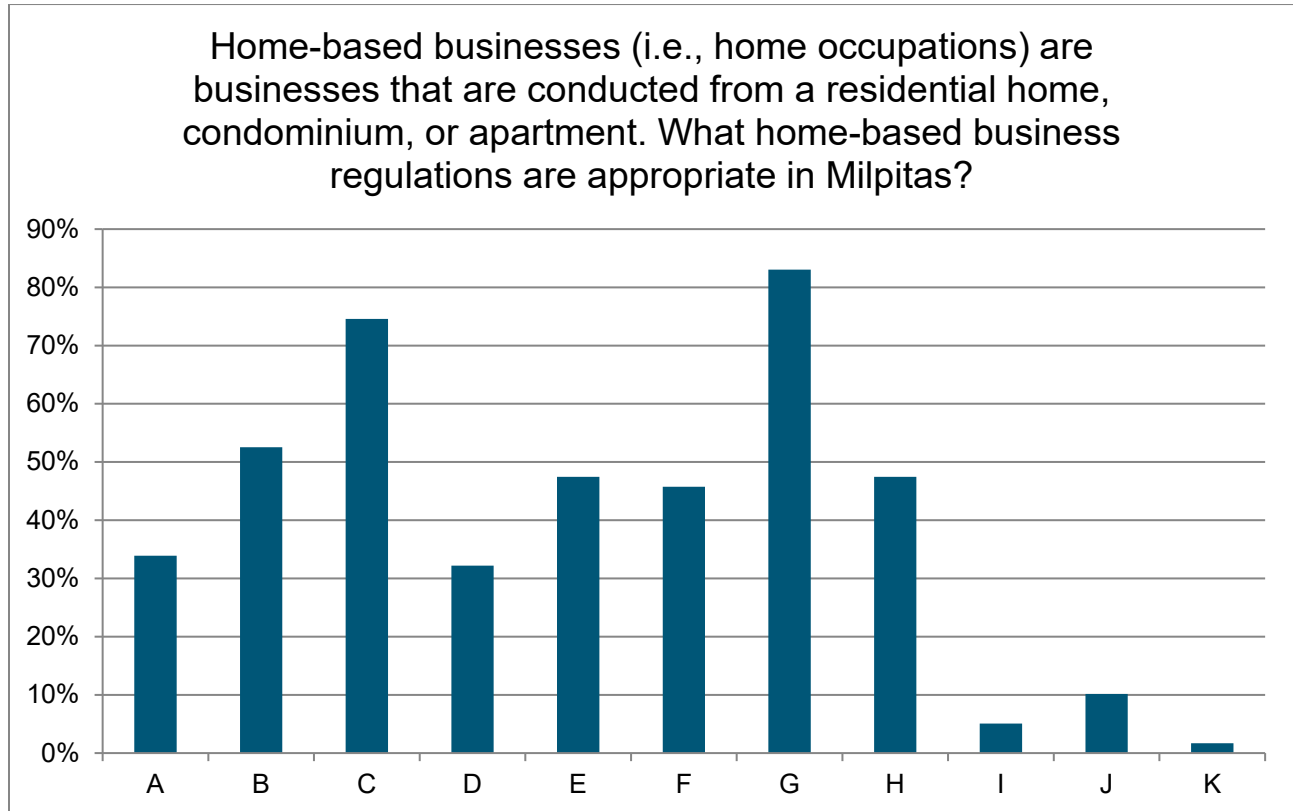
Question #15: Home-based businesses (i.e., home occupations) are businesses that are conducted from a residential home, condominium, or

apartment. What home-based business regulations are appropriate in Milpitas? *Select all that apply.*

Results:

- The most popular regulations to regulate home occupations in Milpitas were to:
 - Prohibit operations that create noise, vibrations, dust, odor, smoke, or television and radio interference (83%).
 - Prohibit the storage of materials/equipment in public view (74.5%).
 - Prohibit the storage of materials/equipment outside (52.5%).
- The least popular regulations to regulate home occupations in Milpitas were to:
 - Only allow employees who are residents in the home or unit where the business is being conducted (i.e., prohibit other employees) (34%).
 - Allow only one client/patron to visit the home-based business at a time (32%).
- 10% selected “none”.

See next page.

FIGURE 15 – HOME-BASED BUSINESS REGULATIONS

A. Only allow employees who are residents in the home or unit where the business is being conducted (i.e., prohibit other employees)

E. Prohibit external modifications to the home that reflect the business operation (e.g., new entrance)

I. Other

B. Prohibit the storage of materials/equipment outside

F. Prohibit signs visible from the sidewalk, street, and adjacent residences

J. None

C. Prohibit the storage of materials/equipment in public view

G. Prohibit operations that create noise, vibrations, dust, odor, smoke, or television and radio interference

K. I don't know

D. Allow only one client/patron to visit the home-based business at a time

H. Prohibit pet day care of more than four household pets

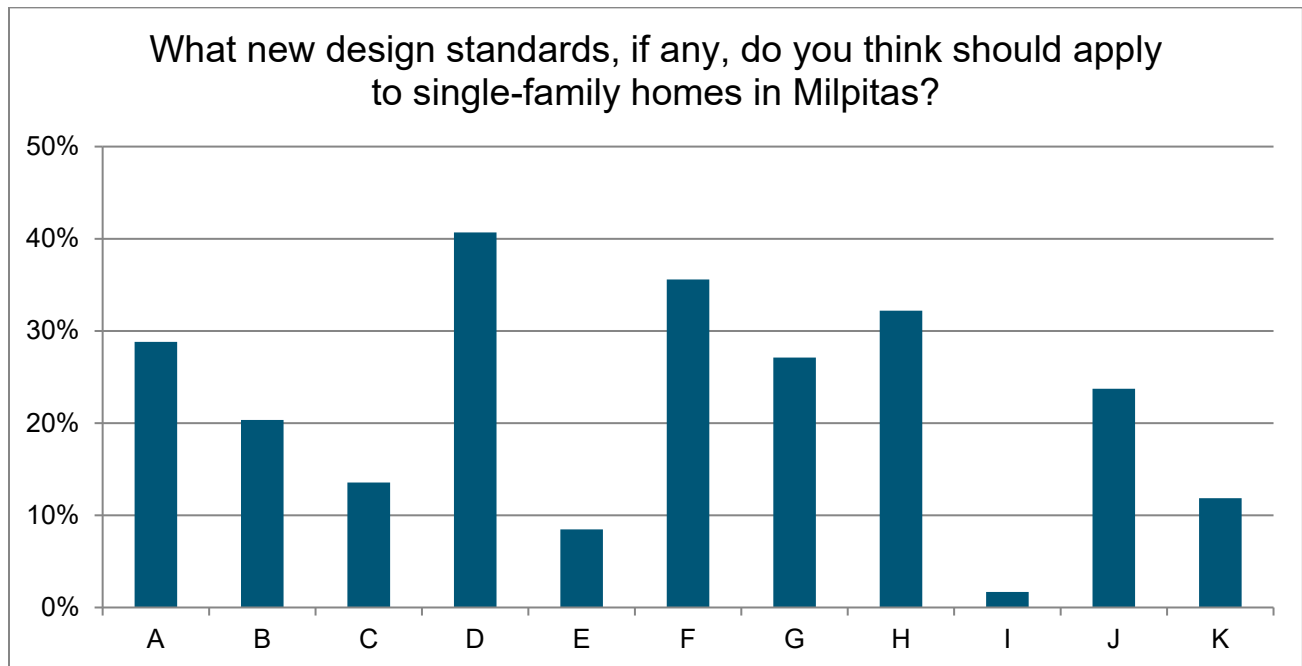
Single-Family Residential

Question #16: What new design standards, if any, do you think should apply to single-family homes in Milpitas? *Select all that apply.*

Results:

- The most popular design standards to regulate single-family homes in Milpitas were to:
 - Privacy requirements for second story windows that are close to neighboring property (e.g., require window to be 5 ft above the finished floor or use frosted or obscured glass) (40.5%).
 - Exterior building materials (e.g., limit allowed materials list for exterior walls, roofing, windows; prohibit certain materials that may be visually unappealing) (35.5%).
 - Require 360-degree design (i.e., all sides of the building must be given equal design treatment as the primary façade) (32%).
- The least popular design standards to regulate single-family homes in Milpitas were to:
 - Limit roof eave depth (i.e., identify required dimensions for the projection of roof eaves) (13.5%).
 - Design requirements for window recess or exterior trim (8.5%).

See next page.

FIGURE 16 – SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS

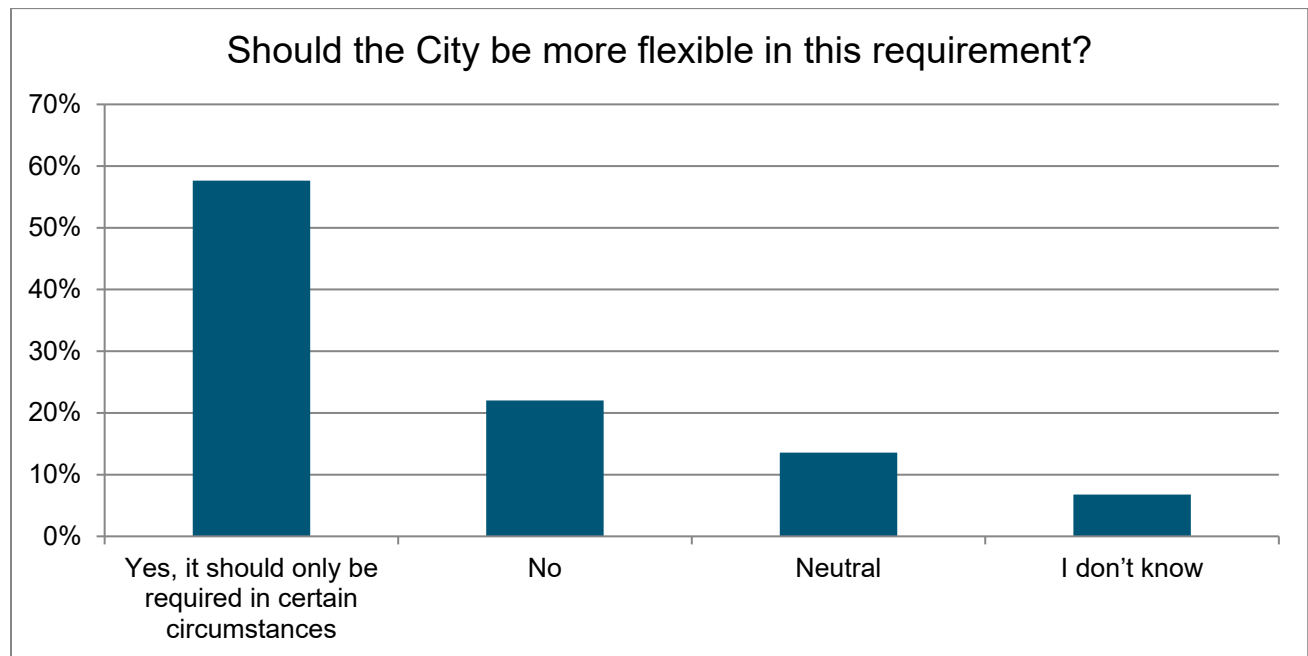
- | | | |
|--|--|------------------------|
| A. Limit blank exterior walls (i.e., require exterior walls to have windows, articulation, or other design elements) | E. Design requirements for window recess or exterior trim | I. Other |
| B. Limit types of allowed roof forms (e.g., pitched or sloped roof forms only, not flat roofs) | F. Exterior building materials (e.g., limit allowed materials list for exterior walls, roofing, windows; prohibit certain materials that may be visually unappealing) | J. None |
| C. Limit roof eave depth (i.e., identify required dimensions for the projection of roof eaves) | G. Require home entrances to be oriented along streets or pathways | K. I don't know |
| D. Privacy requirements for second story windows that are close to neighboring property (e.g., require window to be 5 ft above the finished floor or use frosted or obscured glass) | H. Require 360-degree design (i.e., all sides of the building must be given equal design treatment as the primary façade) | |

Question #17: Current zoning requirements state that, in the Single-Family Residential (R1) Zone, no more than 50% of the required front yard area may be paved, and the paving cannot exceed the width of the garage. Currently, when a single-family home addition is proposed, if the property does not comply with this standard, the front yard paving must be brought into compliance if the addition is approved. Should the City be more flexible in this requirement?

Results:

- 58% said the City should be more flexible in its paving requirement for Single-Family Residential (R1) properties (e.g., only require when constructing a new garage, adding more parking, proposing 20% increase in floor area, etc.).
- 22% said the City should not be more flexible in its paving requirement for Single-Family Residential (R1) properties.
- 13.5% were neutral.

FIGURE 17 – PAVING REQUIREMENT IN SINGLE-FAMILY RESIDENTIAL (R1) ZONE



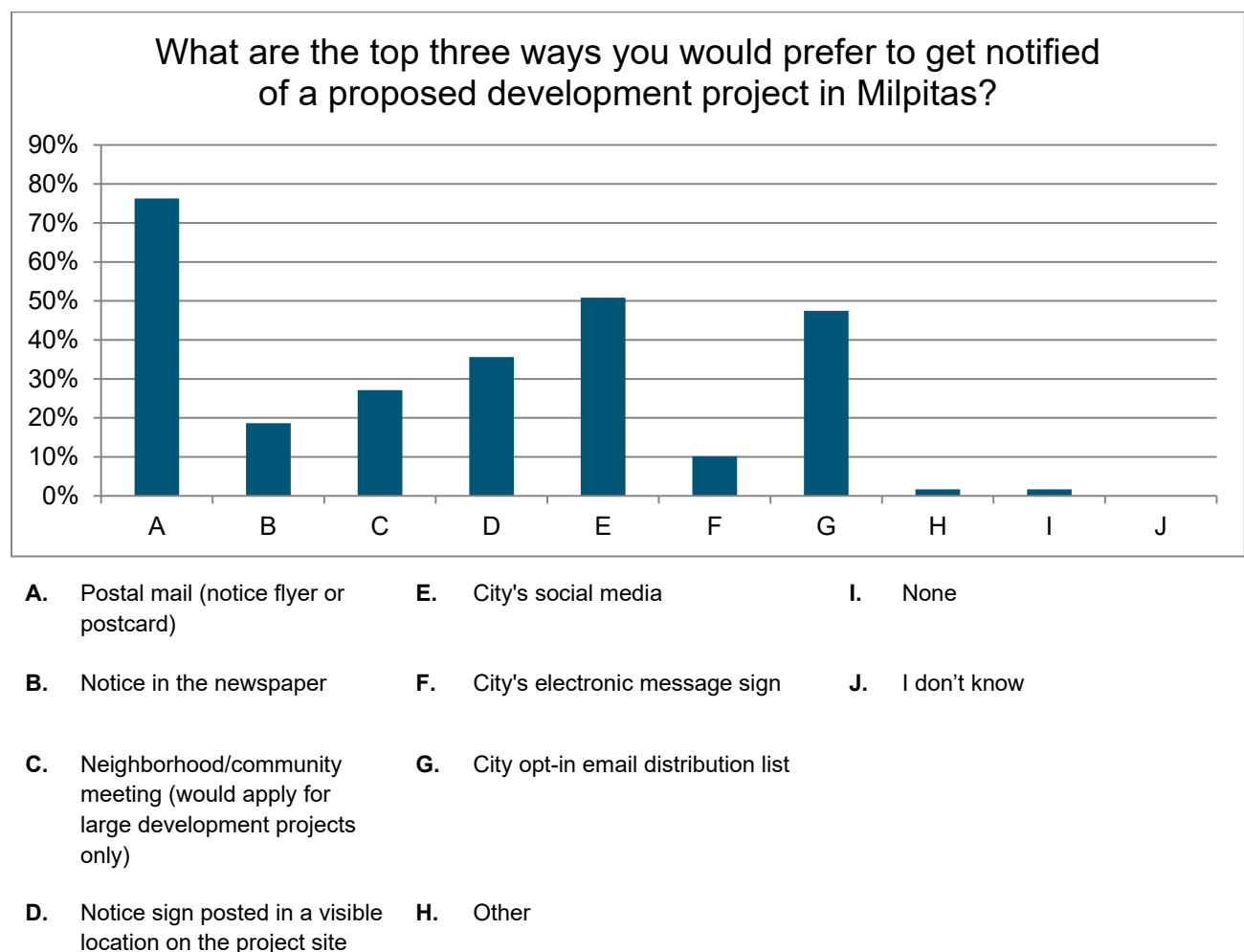
Public Notifications

Question #18: What are the top three ways you would prefer to get notified of a proposed development project in Milpitas? *Select up to three that apply.*

Results:

- The most popular methods for notifying community members of a proposed development were:
 - Postal mail (76%).
 - City's social media (51%).
 - City's opt-in email distribution list (47.5%).
- The least popular methods for notifying community members of a proposed development were:
 - Notice in the newspaper (18.5%).
 - City's electronic message sign (10%).

FIGURE 18 – PUBLIC NOTIFICATION

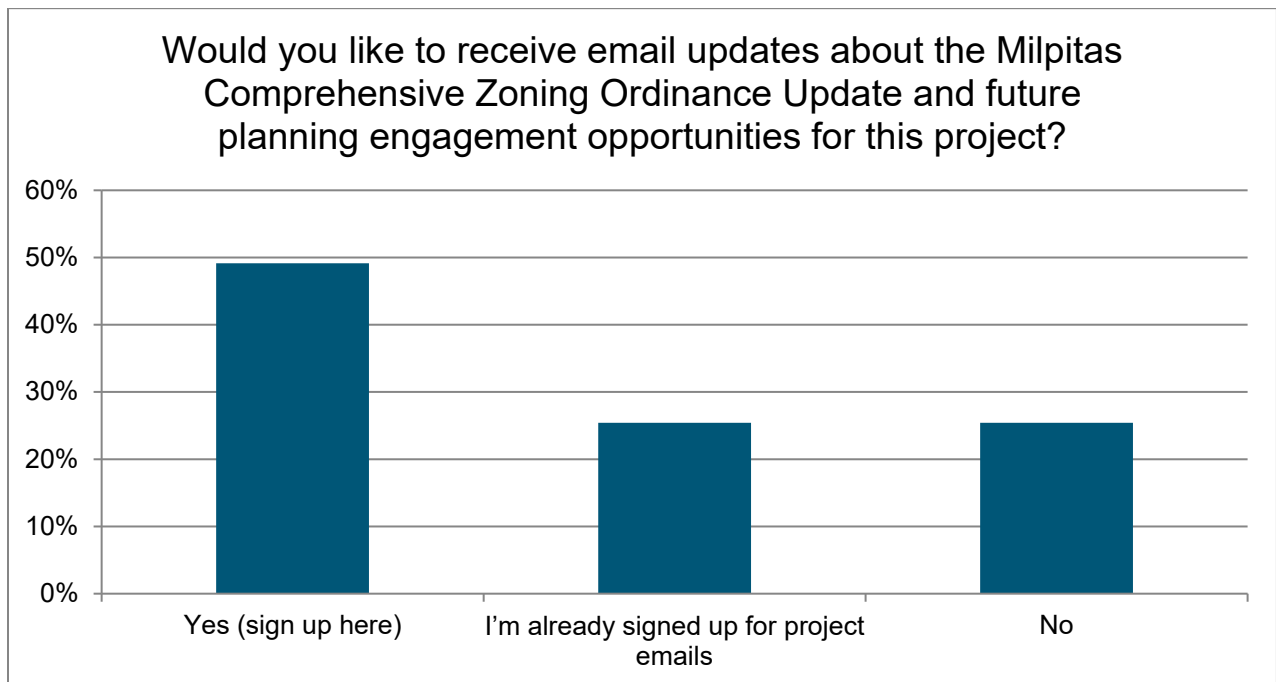


Question #19: Would you like to receive email updates about the Milpitas Comprehensive Zoning Ordinance Update and future planning engagement opportunities for this project?

Results:

- 49% selected “Yes (sign up here)”.
- 25% selected “No”.
- 25% selected “I’m already signed up for project emails”.

FIGURE 19 – EMAIL PROJECT UPDATES



Write-In

Question #20: Do you have anything else to add? Feel free to use this space to share input not included in this survey or elaborate on previous answers.

Results:

- 21.5% of respondents provided written responses. Responses were mixed, but common themes included:
 - Desire for continued and increased opportunity for public input via meetings, surveys, and other engagement methods.
 - Desire for the City to more actively seek out input from the community on new proposed developments.
 - Concern about increasing the density within Milpitas. Respondents are specifically concerned about traffic congestion.
 - Concern and need for more schools to accommodate current overcrowding and the increases in density.
 - Visual/aesthetic regulations are valued and should be added/retained to regulate neighborhoods.
 - Parking should be regulated to prevent parking-related congestion on residential streets.
- Other individual comments include:
 - One respondent felt that the survey was too technical.
 - One respondent said that alterations or add-ons constructed illegally should be penalized with a hefty fine and that no exceptions should be allowed.
 - One respondent wanted no increases to building height or FAR under any circumstances, and one respondent urged the City to not approve any rezoning.
 - One respondent wanted parking for new multi-family projects to be underground to prevent congestion on adjacent residential streets.
 - One respondent emphasized that the review process takes too long.

Other responses were not applicable to the Zoning Ordinance (e.g., comments on street standards, school district facilities funding, etc.).

Conclusion

Overall, the 83 respondents offered consistent feedback on a variety of the survey's questions, including:

- Transportation Demand Management (TDM);
- Housing incentives; and
- Home-based businesses.

Respondents had relatively mixed feedback on questions regarding:

- Alternative parking strategies;
- Sustainability incentives; and
- The utilization of nonconforming uses and buildings.

These results will be presented to the Planning Commission and City Council during study sessions in August and September 2024, respectively. The Planning Commission and City Council's input during these study sessions will further inform the drafting of the updated Zoning Ordinance.

Attachment 1: Survey



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey

Community Online Survey Questions

The City of Milpitas is updating its Zoning Ordinance (Municipal Code [Chapter XI-10: Zoning](#)). The objectives of the Zoning Ordinance Update include:

- Modernizing the Zoning Ordinance;
- Complying with state law;
- Ensuring consistency with other City planning documents; and
- Promoting more compact, mixed-use, and transit-oriented development types where appropriate.

To find out more, please see the Zoning Ordinance Update [website](#) and the Zoning Basics information sheet on the [Resources](#) page of the website.

Please answer the questions to the best of your ability. The survey takes approximately 5-10 minutes to complete. The last question of this survey is open-ended and can be used as an opportunity to provide additional feedback on any other question or on a topic not included in the survey.

We appreciate your feedback. Your answers will be considered by the City's Zoning Ordinance Update Team when updating the Zoning Ordinance.



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey

* 1. **I am a:** [Select all that apply]

- ☐ Resident of Milpitas
- ☐ Employed in Milpitas
- ☐ Student in Milpitas
- ☐ Developer/builder/contractor/architect/designer
- ☐ Landlord/property manager/owner of property in Milpitas
- ☐ Owner/operator of a Milpitas business
- ☐ Other (please specify)

* 2. **If you are a resident of Milpitas, how long have you been a resident?**

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-25 years
- ☐ 26 or more years
- ☐ Not applicable
- ☐ Prefer not to say

* 3. **If you are a business owner, how long have you been a business owner in Milpitas?**

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-25 years
- ☐ 26 or more years
- ☐ Not applicable
- ☐ Prefer not to say

* 4. **If you are a resident of Milpitas, do you own or rent?**

- ☐ Own
- ☐ Rent
- ☐ Not applicable
- ☐ Prefer not to say

* 5. **What is your age?**

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+
- ☐ Prefer not to say



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey **Transportation Demand Management**

Transportation Demand Management (TDM) strategies aim to reduce vehicle trips and traffic congestion without building more roads. Cities can require TDM strategies for new development projects.

*** 6. What TDM strategies are most appropriate for new housing developments in Milpitas to provide? Select all that apply.**

- ☐ Transit pass subsidies for residents
- ☐ On-site car share
- ☐ Unbundle parking (i.e., separating the price of a parking space from the base rent or sale price of an apartment or condominium)
- ☐ On-site bicycle share or micromobility (e.g., bike, scooter, other lightweight small/personal vehicles) program participation for residents
- ☐ On-site bicycle repair station
- ☐ Active transportation gap closure (e.g., ensure pedestrian paths and bicycle lanes connect to the project site)
- ☐ Require developers to pay funds for or build local transit, pedestrian and bike facilities, and/or infrastructure
- ☐ Other
- ☐ None / not applicable
- ☐ I don't know

*** 7. What TDM strategies are most appropriate for new employment-generating developments (commercial, industrial) in Milpitas to provide? *Select all that apply.***

- ☐ Transit pass subsidies and pre-tax transit benefits for employees
- ☐ Cash reward incentives (e.g., employers incentivize employees to commute via walking, bicycling, or transit with cash rewards)
- ☐ Carpool/vanpool programs for employees with preferential designated parking
- ☐ On-site car share
- ☐ Unbundle parking (i.e., separating the price of a parking space from the base lease price of a commercial space)
- ☐ On-site bicycle repair station
- ☐ Bicycle storage and lockers for employees
- ☐ Employee shower facilities to encourage bicycling to work
- ☐ Telecommuting/flex work schedules
- ☐ Active transportation gap closure (e.g., ensure pedestrian paths and bicycle lanes connect to the project site)
- ☐ Require developers to pay funds for or build local transit, pedestrian and bike facilities, and/or infrastructure
- ☐ Enhanced shuttle commitment (e.g., hotels funding or providing a supplemental shuttle service to airport, etc.)
- ☐ Provide employee housing on the project site
- ☐ On-site amenities to reduce employee vehicle trips during the work day (e.g., childcare, cafeteria, etc.)
- ☐ Other
- ☐ None / not applicable
- ☐ I don't know

* 8. **TDM strategies should be required for which of the following in Milpitas?** *Select all that apply.*

- ☐ New residential development projects over a certain size (e.g., 20 or more units)
- ☐ New hotels (e.g., 40 rooms or more)
- ☐ New retail uses of a certain size (e.g., more than 5,000 square feet)
- ☐ New restaurants of a certain size (e.g., more than 5,000 square feet)
- ☐ New employment-generating development projects (e.g., office, research & development) of a certain size (e.g., more than 10,000 square feet)
- ☐ New warehouses/distribution and industrial facilities of a certain size (e.g., 50,000 square feet or generate more than 100 daily trips)
- ☐ Other
- ☐ None / TDM Plans shouldn't be required
- ☐ I don't know



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey **Alternative Parking Strategies**

Alternative parking strategies can be required for a proposed development project to reduce the number of parking spaces required.

*** 9. Which alternative parking strategies are most appropriate in Milpitas to justify a reduction in the required number of parking spaces for new development projects? *Select all that apply.***

- ☐ Provide off-site parking (i.e., provide some parking spaces off-site with connection to the project site via walking, biking, transit, etc.)
- ☐ Provide electric vehicle (EV) charging parking spaces in exchange for a reduction in the number of required regular parking spaces
- ☐ Provide designated car share vehicles onsite (e.g., Zipcar, Getaround)
- ☐ Provide carpool or vanpool spaces in exchange for a reduction in the number of required regular parking spaces
- ☐ Provide bicycle parking spaces above what is required under applicable zoning regulations
- ☐ Parking requirement reductions based on proximity to transit (i.e., reductions given if the site is within walking distance to a transit stop)
- ☐ In-lieu parking fees to be paid by the developer/applicant that would be used to fund shared parking facilities
- ☐ Other
- ☐ None / not applicable
- ☐ I don't know



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey

Housing Incentives

Cities can encourage desired development projects and housing unit types by providing incentives for development in the Zoning Ordinance. Housing zoning incentives are required by the City's state-mandated [Housing Element](#), the document that governs housing policy and planning in Milpitas.

Since development standards impact cost of construction and potential development revenues, these incentives can reduce development costs and increase the likelihood of a project being constructed.

* 10. **What incentives are most appropriate for encouraging housing production in Milpitas?** *Select all that apply.*

- ☐ Increase allowed density (i.e., number of residential units allowed on a parcel) above what zoning currently allows
- ☐ Increase allowed building floor area over what zoning currently allows
- ☐ Increase allowed building height above what zoning currently allows
- ☐ Reduce number of regular parking spaces required (i.e., for residents or non-residential uses)
- ☐ Reduce number of guest parking spaces required (i.e., for guests visiting a multifamily residential building)
- ☐ Reduce common open space requirements (e.g. shared lawn, plaza, or outdoor amenity areas)
- ☐ Reduce private open space requirements (e.g., residential unit balconies or patios)
- ☐ Allow deviations from development standards such as building setbacks, landscaping requirements, etc.
- ☐ Streamline development review (i.e., make the approval process quicker and simpler)
- ☐ Other
- ☐ None / not applicable
- ☐ I don't know



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey

Sustainability Incentives

Cities can offer incentives that encourage developers to exceed baseline sustainability requirements for new building construction. The State of California requires a certain level of energy-efficient building construction, but the City could offer incentives to projects that go beyond those State-mandated requirements. Incentives are usually intended to reduce development costs and increase the likelihood of a project being constructed.

*** 11. Should the City encourage development that exceeds sustainability requirements through incentives in the Zoning Ordinance?**

- ☐ Yes
- ☐ No
- ☐ Neutral
- ☐ I don't know

* 12. **What incentives are most appropriate for encouraging development that exceeds sustainability requirements in Milpitas?**
Select all that apply.

- ☐ Increase allowed density (i.e., number of residential units allowed on a parcel) above what zoning currently allows
- ☐ Increase allowed building floor area over what zoning currently allows
- ☐ Increase allowed building height above what zoning currently allows
- ☐ Reduce number of regular parking spaces required (i.e., for residents or non-residential uses)
- ☐ Reduce number of guest parking spaces required (i.e., for guests visiting a multifamily residential building)
- ☐ Reduce common open space requirements (e.g. shared lawn, plaza, or outdoor amenity areas)
- ☐ Reduce private open space requirements (e.g., residential unit balconies or patios)
- ☐ Allow deviations from development standards such as building setbacks, landscaping requirements, etc.
- ☐ Streamline development review (i.e., make the approval process quicker and simpler)
- ☐ Other
- ☐ None / not applicable
- ☐ I don't know



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey Nonconforming Uses and Buildings

Nonconforming uses or buildings are those that were legally established or built under an older version of the Zoning Ordinance, but due to changes in zoning regulations, no longer meet the Zoning Ordinance's current standards (e.g., uses or activities on the property, parking, setbacks, etc.).

*** 13. Should the City be flexible in allowing new uses/businesses to locate in and add on to nonconforming buildings, even if all the required parking spaces under the current zoning regulations cannot be provided?**

- ☐ Yes
- ☐ No
- ☐ Neutral
- ☐ I don't know

*** 14. Should the City allow new uses/businesses in nonconforming buildings even if there is NO parking?**

- ☐ Yes
- ☐ No
- ☐ Only when it is not feasible or desirable for new parking to be constructed (e.g., existing buildings, an irregular lot shape, or slope, creek, trees, or other natural features limit area available for parking)
- ☐ Neutral
- ☐ I don't know



City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey

* 15. **Home-based businesses (i.e., home occupations) are businesses that are conducted from a residential home, condominium, or apartment. What home-based business regulations are appropriate in Milpitas? *Select all that apply.***

- ☐ Only allow employees who are residents in the home or unit where the business is being conducted (i.e., prohibit other employees)
- ☐ Prohibit the storage of materials/equipment outside
- ☐ Prohibit the storage of materials/equipment in public view
- ☐ Allow only one client/patron to visit the home-based business at a time
- ☐ Prohibit external modifications to the home that reflect the business operation (e.g., new entrance)
- ☐ Prohibit signs visible from the sidewalk, street, and adjacent residences
- ☐ Prohibit operations that create noise, vibrations, dust, odor, smoke, or television and radio interference
- ☐ Prohibit pet day care of more than four household pets
- ☐ Other
- ☐ None
- ☐ I don't know

* 16. **What new design standards, if any, do you think should apply to single-family homes in Milpitas?** *Select all that apply.*

- ☐ Limit blank exterior walls (i.e., require exterior walls to have windows, articulation, or other design elements)
- ☐ Limit types of allowed roof forms (e.g., pitched or sloped roof forms only, not flat roofs)
- ☐ Limit roof eave depth (i.e., identify required dimensions for the projection of roof eaves)
- ☐ Privacy requirements for second story windows that are close to neighboring property (e.g., require window to be 5 ft above the finished floor or use frosted or obscured glass)
- ☐ Design requirements for window recess or exterior trim
- ☐ Exterior building materials (e.g., limit allowed materials list for exterior walls, roofing, windows; prohibit certain materials that may be visually unappealing)
- ☐ Require home entrances to be oriented along streets or pathways
- ☐ Require 360-degree design (i.e., all sides of the building must be given equal design treatment as the primary façade)
- ☐ Other
- ☐ None
- ☐ I don't know

* 17. **Current zoning requirements state that, in the Single-Family Residential (R1) Zone, no more than 50% of the required front yard area may be paved, and the paving cannot exceed the width of the garage. Currently, when a single-family home addition is proposed, if the property does not comply with this standard, the front yard paving must be brought into compliance if the addition is approved. Should the City be more flexible in this requirement?**

- ☐ Yes, it should only be required in certain circumstances (e.g., when constructing a new garage, adding more parking, proposing 20% increase in floor area, etc.)
- ☐ No
- ☐ Neutral
- ☐ I don't know

* 18. **What are the top three ways you would prefer to get notified of a proposed development project in Milpitas? *Select up to three that apply.***

- ☐ Postal mail (notice flyer or postcard)
- ☐ Notice in the newspaper
- ☐ Neighborhood/community meeting (would apply for large development projects only)
- ☐ Notice sign posted in a visible location on the project site
- ☐ City's social media
- ☐ City's electronic message sign
- ☐ City opt-in email distribution list
- ☐ Other
- ☐ None
- ☐ I don't know

* 19. **Would you like to receive email updates about the Milpitas Comprehensive Zoning Ordinance Update and future planning engagement opportunities for this project?**

- ☐ Yes (sign up [here](#))
- ☐ I'm already signed up for project emails
- ☐ No

20. **Do you have anything to add? Feel free to use this space to share input not included in this survey or elaborate on previous answers.**



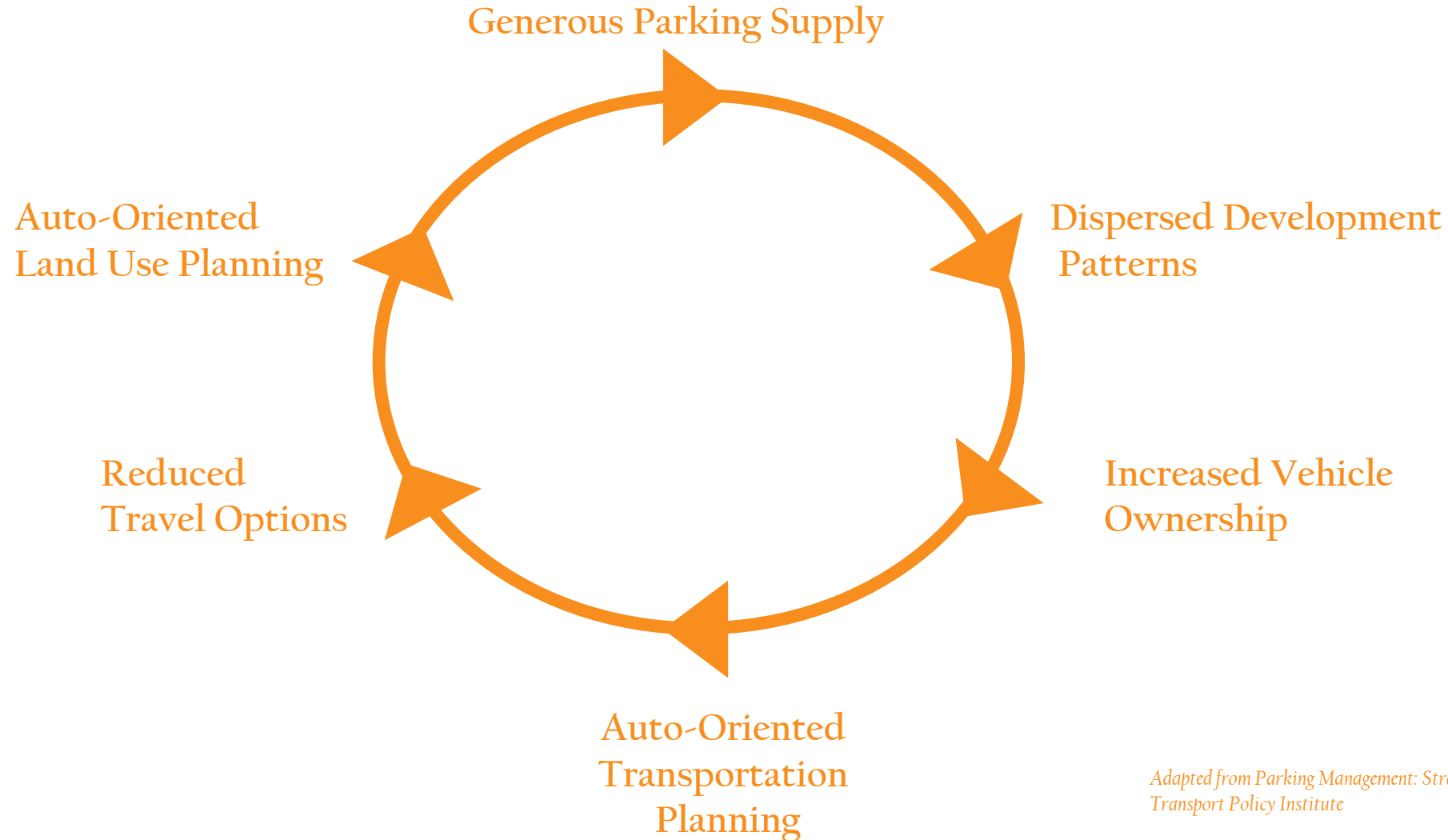
City of Milpitas Comprehensive Zoning Ordinance Update Community Online Survey

Thank you for completing this survey.



Parking Discussion/Analysis

Parking – Cycle of Automobile Dependency —



Adapted from Parking Management: Strategies, Evaluation and Planning, Victoria Transport Policy Institute

Parking Planning – A Paradigm Shift

Old Parking Paradigm	New Parking Paradigm
Parking problem means inadequate parking supply	Parking problems can also include excessive supply, too low or too high prices, inadequate information, and inefficient management
Transportation means driving	There are many modes of transportation. Not everyone drives.
Abundant parking supply is always desired	Too much parking is as harmful as too little
All parking demand should be satisfied on individual sites. Walking distances to cars should be minimized	Parking can be provided off-site and allow sharing of parking facilities
Parking requirements should be applied rigidly	Parking requirements should reflect particular situations
Innovation should only be applied if proven and widely accepted	Innovation is occurring rapidly
Land use dispersion is acceptable or even desirable	Dispersed, auto-dependent development can be harmful
Adapted from Parking Planning Paradigm Shift, Todd Litman	

Parking Planning – Old Approach

Need

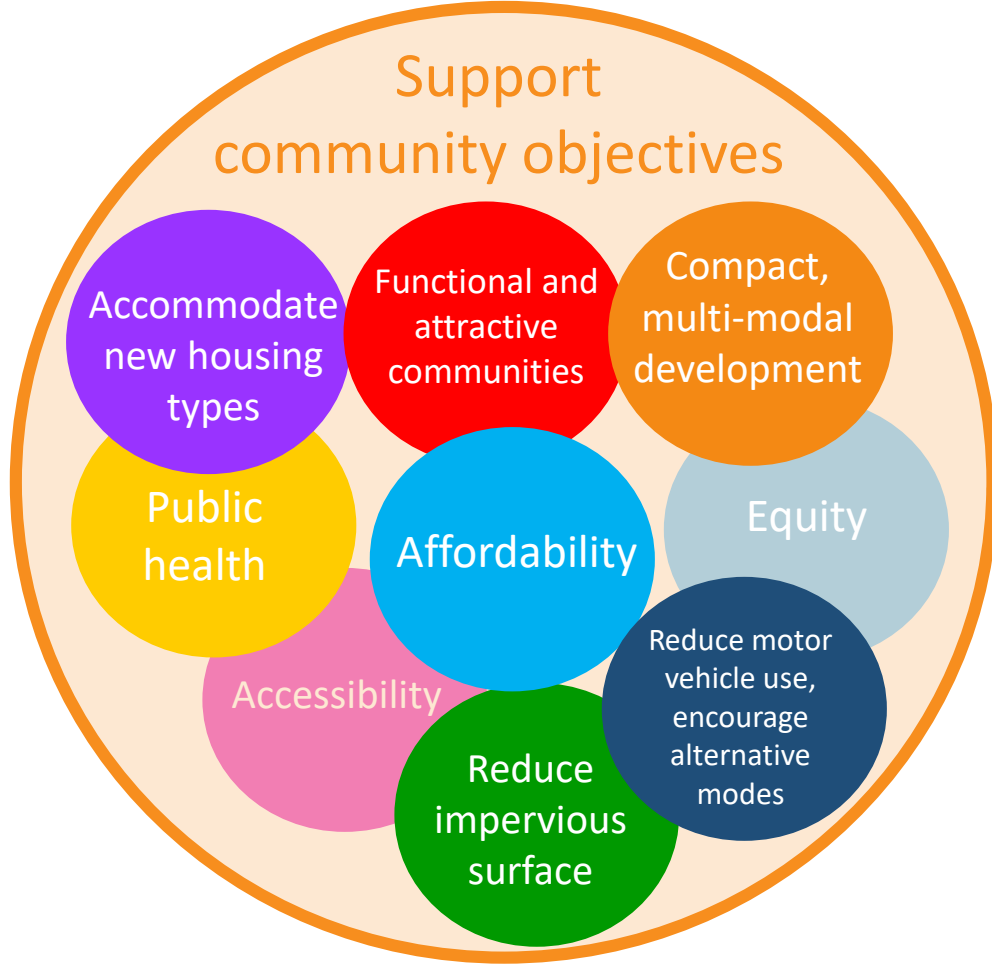


Solution



Parking Planning – New Approach

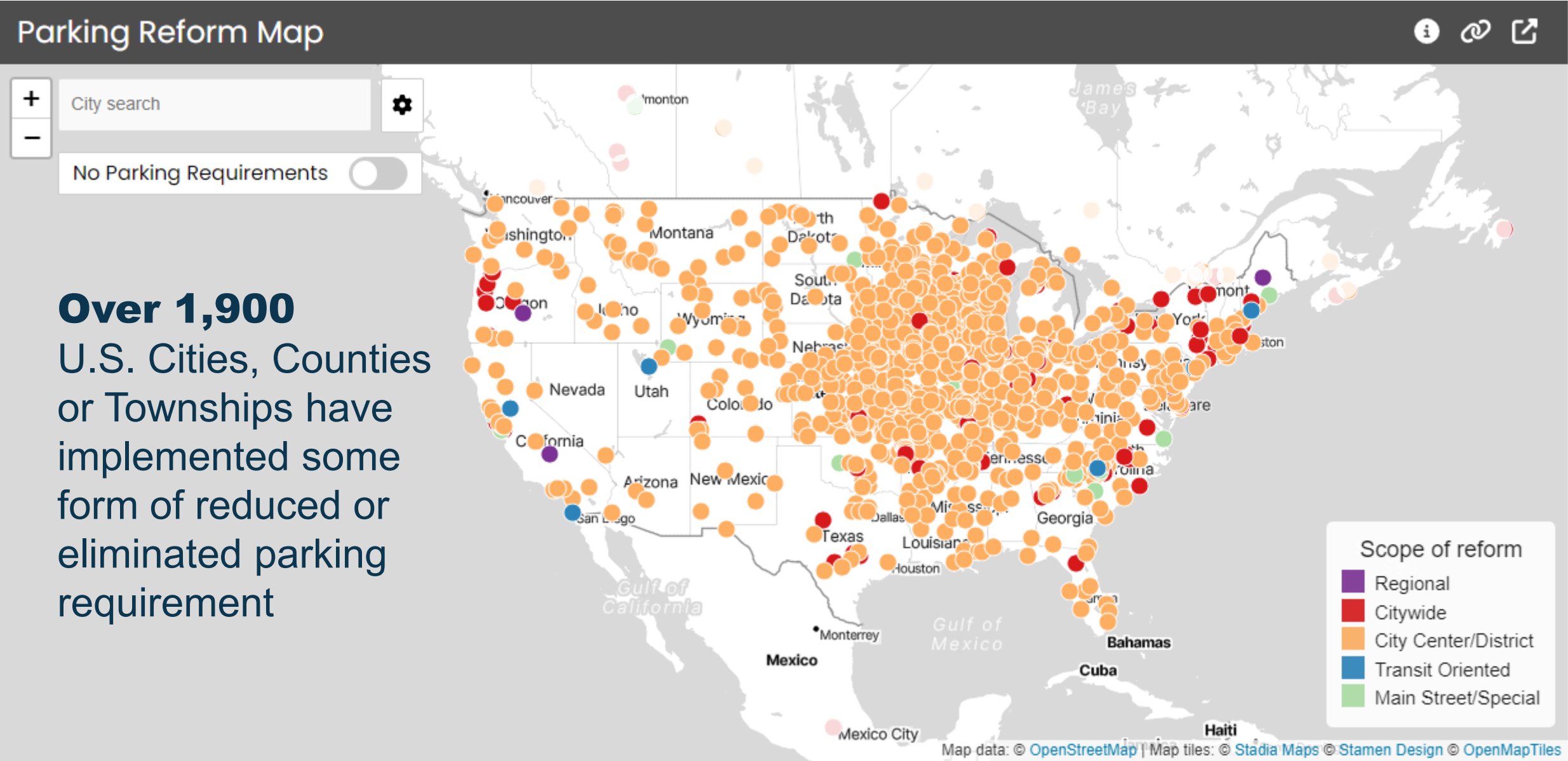
Need



Solution



Parking Reform Throughout the US



Source: Parking Reform Network (parkingreform.org)



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, June 26, 2024

CITY COUNCIL CHAMBERS

455 E CALAVERAS BLVD, MILPITAS, CA

and

via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Albana called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Medina-Ashby led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Albana, Vice Chair Medina-Ashby, Galang, Gupta, and Kong.

ABSENT: Caulkins, Awasthi

STAFF: Jay Lee, Christopher Creech, Michael Fossati, Kristina Phung, Avery Stark, Lt. Kyle Sanchez, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for June 26, 2024.

Motion/Second Galang/Medina-Ashby

Motion carried by a vote of AYES: 5 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for May 22, 2024.

Motion/Second Gupta/Galang

Motion carried by a vote of AYES: 5 NOES: 0

ANNOUNCEMENTS

Planning Director Lee shared that there are no meetings in July; next meeting on August 14th.

Assistant City Attorney Creech reminded the commission that the State of the City address will be tomorrow, Wednesday, June 27th at 5:30 p.m. in the chambers.

PUBLIC FORUM

Chair Albana invited members of the public to address the commission, and one community member was present to speak: Oswaldo Ocegueda (Carpenters Union 405).

Motion to close the Public Forum.

Motion/Second Medina-Ashby/Kong
Motion carried by a vote of AYES: 5 NOES: 0

PUBLIC HEARING

IX-1 ALCOHOL SALES – 777 E. CAPITOL AVE. – P-UP24-0001: A Conditional Use Permit to sell beer, wine, and spirits for off-site consumption (ABC Type 21 License) within an existing grocery store in the General Commercial (C2) Zoning District and Milpitas Metro Specific Plan area at 777 E. Capitol Avenue. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(13:44\)](#) Project Planner Michael Fossati and applicant team members, Jenny and Alan Truong [*applicants/owners*] and Todd Lee [*project lead*] addressed commissioners' clarifying questions related to other Lee Supermarket location and if it holds a ABC Type 21 license, hours of operation, if alcohol for sale will be displayed on shelves and manned by a designated employee, transfer of alcohol license from Me-Kong Grocery to Lee Grocery, location of where Me-Kong Grocery displayed alcoholic beverages, which jurisdiction is responsible for public safety response for this location, video surveillance to monitor drinking in the park lot, and access/parking spaces on E. Capitol Ave. (in Milpitas).

Chair Albana invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Kong/Gupta
Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, and adopt Resolution 24-019, approving Conditional Use Permit No. UP24-0001, subject to the Conditions of Approval.

Motion/Second Galang/Kong
Motion carried by a vote of AYES: 5 NOES: 0

IX-2 CONTRACTORS YARD – 897 AMES AVE – P-UP24-0003 / MS24-0146: A Conditional Use Permit and Minor Site Development Permit to operate a contractor's yard in the Heavy Industrial (M2) Zoning District, on a 2.30-acre lot located at 897 Ames Ave. The Project includes site improvements, such as repainting and restriping. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(34:48\)](#) Project Planner Michael Fossati and applicant team members, David Penny [*applicant*], and Cheryl Pearson and Karen Talley [*property owners*] addressed commissioners' clarifying questions related to the timing of the permit process for this project (60 days), company vehicle traffic during hours of operation, size/weight of commercial vehicles used, color choices, number of off-site employees, parking, and fence/gate for perimeter of the property.

Chair Albana invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Kong/Gupta

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, and adopt Resolution 24-024, approving Conditional Use Permit No. UP24-0003 and Minor Site Development Permit No. MS24-0146, subject to the Conditions of Approval.

Motion/Second Gupta/Medina-Ashby

Motion carried by a vote of AYES: 5 NOES: 0

IX-3 NEW PAD BUILDING - 125 N. MILPITAS BLVD. - P-SD22-0011, P-UP22-0005, P-SA23-0005, and P-MS24-0145: A Site Development Permit, Conditional Use Permit, Site Development Permit Amendment, and Minor Site Development Permit to develop a new, 6,245-square foot commercial pad building within the existing Beresford Square North Shopping Center with up to three retail tenants and a drive-thru for one tenant, a replacement monument sign at the intersection of N. Milpitas Boulevard and E. Calaveras Boulevard with a maximum height of 16-feet above grade level, an amended Beresford Square Master Sign Program, shared parking, outdoor dining, and associated site improvements on an existing 5.67-acre parcel located in the Town Center (TC) Zoning District at 125 North Milpitas Boulevard. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

(57:59) Project Planner Kristina Phung and and applicant team members, Thomas Jajeh [*Shapell Prooperties, applicant*], Greg James [*architect*], Chuck Gardella [*landscape architect*], Jon Romaguera [*civil engineer*], Eric Tse and Brett Walinski [*traffic consultants*], and Heather Bruce [*noise/air quality consultant*] addressed commissioners' clarifying questions related to plans to update the other buildings on the project site, tenants for other spaces, hours of operation during contruction, flow of traffic for drive-thru, height of building, back doors for each suite, reasons why Starbucks across the street may have closed, possible amendments to project plans in the future should the proposed coffee shop not operate in the proposed project, pedestrian safety for designated outdoor dining space,

Chair Albana invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Gupta/Medina-Ashby

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, and adopt Resolution 24-022, approving Site

Development Permit No. SD22-0011, Conditional Use Permit No. UP22-0005, Site Development Permit Amendment No. SA23-0005, and Minor Site Development Permit No. MS24-0145 subject to the Conditions of Approval.

Motion/Second Gupta/Kong

Motion carried by a vote of AYES: 5 NOES: 0

IX-4 NEW PRIVATE HIGHSCHOOL SCHOOL – 1323 GREAT MALL DR.

—UP23-0008, SD23-0012, EA24-0001, and DA24-0001: A request for a Conditional Use Permit, Site Development Permit, Environmental Assessment, and Development Agreement to allow the operation of a new private high school (Stratford Preparatory School) in an existing 51,740 square foot, two-story office building, allow the development of a new 7,883-square foot, 35 feet tall gymnasium building and other site improvements on a 3.0-acre lot located at 1323 Great Mall Dr, Milpitas CA 95035. In accordance with the California Environmental Quality Act (CEQA), the City has prepared an Initial Study/Mitigated Negative Declaration for the proposed project pursuant to CEQA Guidelines Section 15064 and Public Resources Code Sections 21080(d) and 21082.2(d), and a Development Agreement to provide certainty to the applicable development standards.

[\(1:42:16\)](#) Project Planner Avery Stark and applicant team members, Sean Morley [*applicant*], Kelly Woods [*Stratford Schools*] Jeremy Theodore [*architect*], and Mark Philpott [*contruction*] addressed commissioners' clarifying questions related to being a transition site for the elementary Stratford students at the adjacent site, parking concerns based on student enrollment and number of teachers/staff, pick-up/drop-off schedule and process, hours that security guards are on duty, clarification of layout of first and second floors, emergency exit locations, maximum capacity of Stratford Blackford campus (San Jose) vs. the proposed campus in Milpitas, pursued this particular site to meet the demand, does later start time for high school conform with state law, Stratford's offerings differentiate from Milpitas public school system, and will there be an economic impact in property taxes (as revenue) as this project site gets redeveloped.

Chair Albana invited members of the public to address the commission and the following representatives from Milpitas Unified School District spoke:

- Cheryl Jordan, Superintendent
- Minh Ngo, MUSD School Board President
- Robert Jung, MUSD School Board Trustee
- Dorothy Reconose, MUSD Chief Business Officer

Also, community member Joe Maraspini (Carpenters Union 405) addressed the commission.

Motion to close the Public Forum.

Motion/Second Kong/Gupta

Motion carried by a vote of AYES: 5 NOES: 0

Recommendation: Staff recommends that the Planning Commission conduct a public hearing and adopt resolution No. 24-021, recommending that the City Council approve SD23-0012, EA24-0001, and DA24-001 and resolution No. 24-023, recommending that the City Council approve UP23-0008 based on the findings and subject to the Conditions of Approval. **With a request for City*

Council to consider projected enrollment data provided by Milpitas Unified School District.

Motion/Second Albana/Kong

Motion carried by a vote of AYES: 5 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Albana adjourned the meeting at 9:58 pm

Motion/Second Galang/Gupta

Motion carried by a vote of AYES: 5 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina

DRAFT



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, August 14, 2024

CITY COUNCIL CHAMBERS

455 E CALAVERAS BLVD, MILPITAS, CA

and

via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Albana called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Commissioner Caulkins led the pledge of allegiance.

ROLL CALL

Recording Secretary Medina called the roll.

PRESENT: Chair Albana, Vice Chair Medina-Ashby, Galang, Awasthi (7:03pm), Gupta, Caulkins, and Kong.

ABSENT: none

STAFF: Lillian VanHua, Christopher Creech, Kristina Phung, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for August 14, 2024.

Motion/Second Awasthi/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

ANNOUNCEMENTS

Commissioner Awasthi shared event information for India Independence Day hosted by the City; it will be held on August 15th at Cesar Chavez Plaza at 6 p.m. Chair Albana encouraged community members to join the conversation of maintaining Milpitas' quality of life; participation can be done via www.milpitas.gov/jointheconversation. Principal Planner Lillian VanHua reminded commissioners to schedule their Comprehensive Zoning Update Phase 2 briefings with staff; and, shared that there will be a HODs Community Meeting on August 26 at 6 p.m. in the Senior Center. City Attorney Creech shared a reminder that AB1234 training certificates need to be forwarded to City Attorney's Office.

PUBLIC FORUM

Chair Albana invited members of the public to address the commission, and there were none.

PUBLIC HEARING

IX-1 TIME EXTENSION FOR A CHILD CARE CENTER (PRESCHOOL) – 1000 JACKLIN ROAD – P-TE24-0001: An 18-month Time Extension for Conditional

Use Permit No. UP21-0003, Minor Site Development Permit No. MS21-0129 and Tree Removal Permit No. TR21-0031 to operate a preschool (Primrose School) for up to 266 children, ages 12 months through five years, within an existing 24,269-square foot, two-story commercial building, and to allow exterior façade modifications, new outdoor playgrounds, landscape improvements, and removal and replacement of two ordinance-protected trees on a 1.14-acre site located at 1000 Jacklin Road. This Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, the Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(13:36\)](#) Project Planner Kristina Phung and applicant team members, Amar Chokhawala [*applicant*], Anthony Ho [*architect*], and Eric Tse [*transportation consultant*] addressed commissioners' clarifying questions inquiring if this is an extension with no changes to what was originally approved in August 2022, existing building having no windows, stairs and entrance locations proposed, outdoor and indoor playgrounds, light tower modifications, (4) COAs added after project submitted for time extension, reasons for time extension, consequence if project is not completed by February 2026, architect used for Cupertino location, will current permit application account for additional adjustments to design for licensing requirement, traffic flow on Jacklin Road and Hillview Drive, and daycares in the surrounding area.

Chair Albana invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Galang/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission: Adopt Resolution No. 24-027, extending Conditional Use Permit No. UP21-0003, Minor Site Development Permit No. MS21-0129 and Tree Removal Permit No. TR21-0031 for 18 months until February 14, 2026, subject to the findings and Conditions of Approval.

Motion/Second Galang/Kong

Motion carried by a vote of AYES: 7 NOES: 0

IX-2 THE LITTLE GYM GROUP INSTRUCTION USE – 139 RANCH DRIVE – P-UP24-0005. A Conditional Use Permit to operate a group instruction use for children's gymnastic classes (The Little Gym) within an existing 2,900-square foot commercial space in the General Commercial (C2) Zoning District with a Recreation & Entertainment (-RE) Overlay at 139 Ranch Drive. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(51:40\)](#) Project Planner Kristina Phung applicant team members, Joshua Monzon & Hillary Dang [*owners/applicants*], Dan Rhoads [*architect*], and Kira Niccum-Pritzl [*consultant*] addressed commissioners' clarifying questions related

to location selection (residential vs. commercial zones), maximum capacity, enrollment numbers, age appropriate class sizes, if program affects preschool attendance/activities, how medical emergencies are addressed, safety checks for gymnastic equipment, The Little Gym franchise performs inspection pre-opening, CPR certified staff, class curriculum, membership fees, use of franchise preferred business insurance provider, gym equipment/height of ceiling being able to support the older students (12 year olds), food and beverage not provided for the longer programs (3+hours) or parties; however, students are welcome bring snacks, feedback provided as to why other Milpitas location closed, drop-in program for residents or is membership required to use facility for a party, and days of operation.

Chair Albana invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Awasthi/Gupta

Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 24-026, approving Conditional Use Permit No. UP24-0005 subject to the findings and attached Conditions of Approval.

Motion/Second Albana/Awasthi

Motion carried by a vote of AYES: 7 NOES: 0

NEW BUSINESS

Appoint a New Alternate Member to Zoning Advisory Group to Replace Bill Chuan.

Commissioner Aswasthi nominated Commissioner Gupta; Gupta accepted nomination. Commissioner Galang closes nomination.

No public comments received.

Motion/Second Caulkins/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

ADJOURNMENT

Chair Albana adjourned the meeting at 8:36 pm

Motion/Second Awasthi/Caulkis

Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina